

Community Development District 11

Seat 1 - Jan Collins, Vice Chair

Seat 2 - Jim Covert, Supervisor

Seat 3 - Patty Hoxie, Supervisor

Seat 4 - Don Brozick, Chair

Seat 5 - Peter Russell, Supervisor



July 7, 2026 at 3:00 PM

SeaBreeze Regional Recreation Center

2384 Buena Vista Boulevard

The Villages, Florida 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. Law Enforcement Quarterly Updates

3. Consent Agenda

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion is required unless desired by a Board Supervisor or a Member of the Public.

- 3.A. Approval of Minutes
- 3.B. Architectural Review Manual Modifications

4. Public Hearings

- 4.A. Adoption of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance
 - A. Review of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance
 - B. Open Public Hearing
 - C. Close Public Hearing
 - D. Adoption of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance

5. Old Business

- 5.A. Old Business Status Update

6. Informational Items Only

- 6.A. Financial Statements
- 6.B. DPM Monthly Report
- 6.C. Village Community Development District No. 11 Public Hearing Updates

7. District Manager Reports

8. District Counsel Reports

- 8.A. Legislative Update

9. Supervisor Comments

- 9.A. Chairman Brozick: Project Wide Advisory Committee After Agenda

10. Audience Comments

11. Adjourn

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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 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Jennifer Farlow, District Clerk
DATE: July 7, 2026
SUBJECT: Approval of Minutes

ISSUE:

Approval of the Minutes for the Meeting held on June 9, 2026.

ANALYSIS/INFORMATION:

Staff requests approval of the Minutes for the Meeting held on June 9, 2026.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Minutes for the Meeting held on June 9, 2026.

MOTION:

Motion to approve the Minutes for the Meeting held on June 9, 2026.

ATTACHMENTS:

1. June 9, 2026 Minutes

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 11**

A Meeting of the Board of Supervisors of Village Community Development District No. 11 was held on Tuesday, June 9, 2026 at 3:00 p.m. at the SeaBreeze Recreation Center, 2384 Buena Vista Boulevard, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Don Brozick	Chair
Jan Collins	Vice Chair
Patty Hoxie	Supervisor
Jim Covert	Supervisor
Peter Russell	Supervisor

Staff Present:

Brittany Wilson	Assistant District Manager
Mark Brionez	District Counsel
Jonny Bishop	Executive Director of Support Services
Melissa Schaar	Purchasing Director
Shannon Boyd	Community Standards Assistant Director
Herschel Wiley	District Property Management Assistant Director
Brandy Cook	Budget Director
Jennifer Farlow	District Clerk
Katie Evans	Senior Deputy District Clerk
Heather Evans	Assistant District Clerk

FIRST ORDER OF BUSINESS: Call to Order

1.A. Roll Call

Chair Brozick called the meeting to order at 3:00 p.m. and stated for the record that all Supervisors were present representing a quorum.

1.B. Pledge of Allegiance

Chair Brozick led the Pledge of Allegiance.

1.C. Observation of a Moment of Silence

The Board and audience in attendance observed a moment of silence for those who serve our Country and community.

1.D. Welcome Meeting Attendees

The Board welcomed all those in attendance.

1.E. Audience Comments

Chair Brozick read the Civil Discourse Statement into the record and provided an overview of the procedures for the Public Comment period. Chair Brozick advised that ex parte communication requirements include restrictions on discussing Deed Compliance Violations and Architectural Review (AR) cases outside of the Board’s Public Hearing process. Individuals with Deed Compliance concerns should contact the Community Standards Department directly for assistance. Chair Brozick advised that the Community Standards Department was established to maintain the quality, consistency, design and aesthetics of the community. The Board's authority under Chapter 190, Florida Statutes related to the enforcement of certain external Deed Restrictions includes the Boards ability to clarify existing terms within the recorded Deed Restrictions for enforcement purposes but cannot establish restrictions that do not exist within the Deed Restrictions. Chair Brozick advised that a Public Hearing has been scheduled for the July 7, 2026 Board meeting to consider amending Chapter II of the District's Rule to Bring About Deed Compliance which will include the proposed revisions related to seasonal displays. The Board encourages residents to attend and participate during the Public Hearing. The current Rule will remain in effect until any amendments are adopted. Chair Brozick advised that Staff and District Counsel continue to review proposed definitions related to the Neat and Clean Rule and seasonal displays definition. The proposed revisions will also be presented to all residential Boards to provide consistency throughout the community.

Noel Hansen, Village of Pine Ridge, inquired whether the Board could provide an overview of the proposed seasonal display guidelines and expressed concern regarding the proposed lighting standards, stating that the language references "the amount of lighting that is reasonable and consistent with lot size" but does not define the amount of lighting that would be considered acceptable per lot size. Chair Brozick advised that seasonal displays language will be discussed later in the agenda under Old Business.

Dennis McGrath-Wagner, Village of Pine Ridge, expressed concern regarding repeated complaints related to his property and stated that improvements he has made to his property were completed in accordance with AR approvals. Mr. McGrath-Wagner also expressed concerns regarding ongoing interactions with other residents, damages to his property and stated that reports have been filed with the Fruitland Park Police Department.

Maria Tsaclos, Village of Pine Ridge, read a comment from Mr. McGrath-Wagner that was posted on Next Door Neighbor and expressed concern regarding Mr. McGrath-Wagner's property not being in compliance with District standards and State Statutes.

Michelle Gaynor, Village of Pine Hills, expressed concern stating the condition of the property is negatively impacting surrounding property values.

SECOND ORDER OF BUSINESS: New Business

2.A. Approval of the Minutes

On MOTION by Peter Russell, seconded by Patty Hoxie, with all in favor, the Board approved the Minutes for the Meeting held on May 5, 2026.

2.B. Fiscal Year 2026/2027 Proposed Budget

Brandy Cook, Budget Director, advised that the Board reviewed the Fiscal Year 2026/2027 Recommended Budget during the May 5, 2026 meeting, and stated that the Proposed Operating Budget of \$1,431,148 is an increase of \$27,355 or 1.95% from the current year Amended Budget due to the increase in management fees, Project Wide fees and other maintenance items. The maintenance assessment rates will remain the same as the current fiscal year with no increase for Fiscal Year 2026/2027. The Debt Service Fund budget reflects interest and principal and other bond-related expenditures, in addition to the revenue received from bond assessment payments. Ms. Cook advised that Staff recommends that the Board adopt Resolution 2026-04 approving the Fiscal Year 2026/2027 Proposed Budget and set the Public Hearing to adopt the Fiscal Year 2026/2027 Final Budget for September 8, 2026 at 3:00 p.m. at the SeaBreeze Recreation Center.

Chair Brozick advised as information, District 11 has not had to increase the maintenance assessment rates since the establishment of District 11 in 2014.

On MOTION by Jan Collins, seconded by Patty Hoxie, with all in favor, the Board adopted Resolution 2026-04 approving the Fiscal Year 2026/2027 Proposed Budget and Proposed Maintenance Assessment Rates and set a Public Hearing to adopt the Fiscal Year 2026/2027 Final Budget on September 8, 2026 at 3:00 p.m. at the SeaBreeze Recreation Center.

2.C. Resident Request to Discuss Case No. D11-05-26

Shannon Boyd, Community Standards Assistant Director, advised that on April 1, 2025, a complaint was received for dirt patches and Staff verified the dirt patches were due to missing grass and a Deed Restriction Reminder was written on May 1, 2025. The initial letter was mailed out on May 12, 2025 and the property was brought into compliance on May 19, 2025. Ms. Boyd advised that on October 31, 2025, a second complaint was received regarding dirt patches and weeds and Staff confirmed the dirt patches violation was due to missing grass but did not observe weeds. A Deed Restriction Reminder was written on November 12, 2025. Due to this being a reoccurring violation offense the Owner was immediately given a Notice of Public Hearing that was sent by regular mail and certified mail on November 21, 2025. Ms. Boyd advised that this property was presented at a Public Hearing before the Deed Compliance Hearing Officer (DCHO) on December 15, 2025, where the homeowner was granted an additional thirty (30) days to bring the property into compliance before fines would begin to accrue. The property was brought into compliance on April 6, 2026. The outstanding fine balance is \$1,300.00, which accrued from January 16, 2026 through February 8, 2026, prior to the implementation of the Phase II Water Shortage. Ms. Boyd advised that there is an additional \$173.67 in District incurred costs associated with the lien, Public Hearing and mailings, resulting in a total amount of \$1,473.67. The budget impact to the Deed Compliance Fund Balance is \$943.00. Ms. Boyd advised that the Board has two (2) options: direct Legal Counsel to discuss a settlement with the homeowner or deny the homeowner's request to waive the fines.

Jim Reading, Village of Pine Hills, provided the Board with photographs of his property and outlined his efforts to transition from Zoysia grass to St. Augustine grass beginning in Spring 2025. Mr. Reading advised that the District 11 Rule states "lawns must be free of bare or dead spots exceeding approximately 1 1/2 feet in diameter" and that the areas identified in the violation did not have any voids in the grass as it undergoing a top-dressing process.

Chair Brozick expressed concern that the property was not brought into compliance within the additional thirty (30) days granted by the DCHO. Mr. Reading stated that seeding and sodding had been completed during the winter months but the grass remained beneath the top dressing. With the Phase III Water Shortage Order in place there was no hurry to complete the project.

Chair Brozick inquired about Staff's assessment of the property. Ms. Boyd advised that each time Staff reviewed the property, it was determined to be out of compliance. Staff would not determine from visual inspection whether the property was being treated with top-dressing.

Supervisor Russell expressed concern that there were other violations associated with the property. Mark Brionez, District Counsel, advised that other violations associated with the property may be considered when evaluating overall compliance.

Supervisor Russell stated that he is in favor of Option 2.

Brittany Wilson, Assistant District Manager, advised that Staff has begun highlighting the budget impact and Deed Compliance Fund balance for all residential Districts. The fund is intended to be self-sustaining with collected fines replenishing the balance for maintenance performed on properties. In addition to the \$137.67 direct cost incurred by the District, waiving fines can also impact the Deed Compliance Fund balance. Mr. Brionez advised that the Board should consider the Deed Compliance fund balance when evaluating enforcement actions, as future compliance matters may require additional expenditures.

Vice Chair Collins stated that she is in favor of Option 2.

Supervisor Covert stated that he is in favor of the homeowner reimbursing the District for the costs of \$137.67 the District incurred as it would be consistent with the Board's approach of being financially responsible. Supervisor Hoxie concurred with Supervisor Covert.

Mr. Brionez advised that fine waivers or reductions generally require a reasonable basis for the Board's consideration such as circumstances beyond the property owner's control that prevent timely compliance and that no evidence was presented to indicate that such circumstances were a factor in this case. However, the Board has the discretion to determine how to proceed with the matter.

On MOTION by Jan Collins, seconded by Peter Russell, with all in favor, the Board approved Option 2 and denied the homeowner's request to waive the fines.

THIRD ORDER OF BUSINESS: Old Business

3.A. Old Business Status Update

Ms. Wilson provided an update on the following Old Business Status Update item:

1. Hold Deed Compliance Public Hearing on July 7, 2026: A Public Hearing is scheduled during the July 7, 2026 Board Meeting at 3:00 p.m. at the Seabreeze Recreation Center to Amendment and Restatement of Chapter II — Rule to Bring About Deed Compliance.

Non-VCDD No. 11 Items:

1. Follow-up with Fruitland Park to complete repainting of roadway lines: The request has been communicated with Fruitland Park.

3.B. Revisions to the Standards and ARC Manual regarding the Amendment and Restatement of Chapter II — Rule to Bring About Deed Compliance

Ms. Wilson advised that the revisions to the Standards and Architectural Review Manual regarding the Amendment and Restatement of Chapter II — Rule to Bring About Deed Compliance have been provided and requested that any changes be provided to Staff by June 19, 2026. Ms. Wilson advised the information can be found on DistrictGov.org.

Chair Brozick highlighted some of the proposed revisions to the Standards and ARC Manual, including exterior lighting, landscape lighting, flagpoles and flags, driveways and walkways, as well as additional provisions affecting courtyard villas. District Counsel is currently reviewing the language related to the Neat and Clean Rule to ensure the Rule is actionable and can be enforced. Ms. Wilson advised that revisions to the Seasonal Display provisions are also being proposed.

Vice Chair Collins inquired whether Staff could provide an overview of the proposed Seasonal Display revisions. Ms. Wilson provided an overview of the proposed changes which include the definition of Seasonal Displays, display periods, duration limitations, nuisance definition and maintenance and standards.

Chair Brozick stated that some of the proposed changes to the Neat and Clean Rule would also apply to Seasonal Displays and inquired whether residents would still be required to comply with those standards. Mr. Brionez advised that Staff is still revising the proposed language, but that is the intent.

FOURTH ORDER OF BUSINESS: Informational Items Only

4.A. Financial Statements

The Financial Statements as of April 30, 2026 were provided as information to the Board.

4.B. DPM Monthly Report

The District Property Management (DPM) Monthly Report was provided to the Board as information.

4.C. Village Community Development District No. 11 Public Hearing Updates

The monthly Public Hearing Case Update was provided to the Board as information

FIFTH ORDER OF BUSINESS: District Manager Reports

5.A. Florida Commission on Ethics 2025 Form 1 – Statement of Financial Interest deadline to submit is July 1, 2026

Ms. Wilson advised that the Florida Commission on Ethics has forwarded an email to each Supervisor providing a reminder that the 2025 Form 1 – Statement of Financial Interest must be completed online by July 1, 2026.

SIXTH ORDER OF BUSINESS: District Counsel Reports

6.A. Ethics and Public Records Training

Mr. Brionez provided a reminder of the two (2) upcoming Ethics and Public Records Training Sessions to be held on August 20, 2026 at 9:00 a.m. at the Everglades Recreation Center and October 29, 2026 at 2:00 p.m. at the District Office.

SEVENTH ORDER OF BUSINESS: Supervisor Comments

7.A. Chair Brozick: Project Wide Advisory Committee After Agenda

Chair Brozick advised that the After Agenda from the Project Wide Advisory Committee (PWAC) meeting held on June 8, 2026 was provided to the Board, as information, and highlighted the following:

- A resident requested the Committee consider installing a walking trail along Okahumpka Run. The Committee requested Staff review the request and provide the Committee with additional information.
- The Stormwater Management in The Villages presentation was provided to the Committee by Trey Arnett of Vikus Water.
- The Committee recommended approval of Fiscal Year 2026-2027 Project Wide Fund Proposed Budget to the Sumter Landing Community Development District Board (SLCDD).
- The Committee recommended approval of the issuance of a purchase order utilizing agreement #24P-007 Storm Pipe Inspections, Cleaning and Repairs with Atlantic Pipe Services for the storm pipe repairs at Basin 5-10, in the amount of \$312,216.96 and recommended approval of Budget Resolution 2026-08.
- The Committee recommended approval of Fiscal Year 2026/2027 Sumter Landing Amenities Division Fund Proposed Budget to the SLCDD Board.
- The Committee recommended the issuance of a Purchase Order to The Villages Technology Solutions Group in the amount of \$137,199.99 for the replacement of 127 gate cameras through the existing IT Management Services Agreement to the SLCDD Board.
- The Committee recommended the issuance of the Purchase Order utilizing the OMNIA Contract #2020002150 with Milliken Services, LLC. in the amount of \$137,989.36 for the SeaBreeze Regional Recreation Center Flooring Replacement Project to the SLCDD Board.
- The Bonita Pass Executive Golf Course Grand Re-opening will be held on Wednesday, June 17, 2026 at 9:00 a.m.

Supervisor Russell stated that a walking trail along Okahumpka Run similar to the Black Lake Trail would be a great amenity for residents and promote a healthy lifestyle. Chair Brozick stated that the Board would have to evaluate the cost as the last requested walking trail cost approximately \$1 million.

EIGHTH ORDER OF BUSINESS: Audience Comments

There were no audience comments received.

NINTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 3:54 p.m.

On MOTION by Jim Covert, seconded by Patty Hoxie, with all in favor, the Meeting was adjourned.

Kenneth C. Blocker
Secretary

Don Brozick
Chair

The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Shannon Boyd, Community Standards Assistant Director
Matthew Armstrong, Director of Community Standards
DATE: July 7, 2026
SUBJECT: Architectural Review Manual Modifications

ISSUE:

Architectural Review Manual Modifications

ANALYSIS/INFORMATION:

At the May 5, 2026, Board of Supervisors meeting, staff presented proposed modifications to the Architectural Review Manual. The revisions provide added guidance for pools, hot tubs, spas, gas/L.P. tanks, flags and flagpoles, driveways and walkways, and solariums.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends the Board approve the updated Architectural Review Manual as provided in the attached document.

MOTION:

Motion to approve the updated Architectural Review Manual, effective July 7, 2026.

ATTACHMENTS:

1. CDD No. 11 - ARC Manual (July 2026)

ARCHITECTURAL REVIEW MANUAL

The Villages®
Community Development Districts
District 11

The Villages®
Community Development Districts
Community Standards

Sharon Rose
Wiechens Preserve

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INTRODUCTION

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

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

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

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

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

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

A: *If you are considering performing any external modification, whether it is a building extension, landscaping upgrade, tree removal, concrete patio, etc., you are required to complete and submit an ARC Application Form for review and approval by the Architectural Review Committee (ARC). This application must be approved prior to any work being performed. If you have any questions on whether or not an application is required, contact Community Standards for assistance.*

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

A: *The site plan indicates your property lines, easements, and the location of your home. When you submit an [ARC Application Form](#), this document is required with your proposed modification indicated on the site plan. It provides the ARC with the location of the new project, dimensions to property lines, and easement locations.*

Q: Where can I obtain a site plan?

A: *You should have received a copy with your closing documents. If you cannot locate your site plan, it may be obtained at your local building department.*

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

A: *For properties where a site plan is not obtainable from the county, a boundary survey may be used. An accurate hand drawing providing the location of the home, easement location, and dimensions to the property may also be accepted.*

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

A: *The individual District Board of Supervisors approved an Architectural Review Manual utilized as a guideline, in concert with the District's Adopted Rule, to assist the ARC in deciding on modification requests. You are reviewing your District approved ARC Manual now.*

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

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

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

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

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

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

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

Q: Where can I obtain my ARC results?

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

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

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

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

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

ALTERNATIVE ENERGY

HOMES, COURTYARD VILLAS

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

ARBORS

HOMES, COURTYARD 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

Artificial grass is prohibited.

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

AWNINGS

HOMES, COURTYARD 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 or Courtyard Villa.

BIRDCAGES & SCREEN ENCLOSURES

HOMES, COURTYARD 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

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

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

CONCRETE & PAVERS

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

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

Note:

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

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.

DOORS & WINDOWS

HOMES, COURTYARD VILLAS

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

COURTYARD 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: Driveways and walkways may be painted or use pavers. Only colors that are harmonious to the home and surrounding homes that will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development thereof shall be approved by the ARC. Designs are permissible 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. Hot, electric, neon or bright colors are not permitted.

2. 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. Driveway extensions must match the existing driveway color/coating/pavers and curvature along the inside (smaller) curve of the driveway.

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

COURTYARD VILLAS CORNER/END LOT UNITS

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.

EASEMENTS AND PROPERTY LINES

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

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

Please refer to your Declaration of Restrictions for easement information.

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

Notes:

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

STRUCTURES & BUILDING ADDITIONS

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

HOMES, COURTYARD 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. Patios and walks shall be kept a minimum of two (2) feet from the rear wall for maintenance and drainage purposes.
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.

FENCES, RAILINGS, GATES

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

HOMES, COURTYARD 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. 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.
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.

FLAGPOLES & FLAGS

HOMES, COURTYARD VILLAS

1. One (1) free-standing flagpole is allowed, but it shall not exceed a maximum height of twenty (20) ~~two (22)~~ feet and shall not encroach any easements. ARC approval is required.
2. One (1) flagpole attached to the dwelling is allowed, but the size must be consistent with the dwelling size and style compatible with the aesthetics of the neighborhood. ARC approval is not required.
3. 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. ARC approval is not required. 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.
 6. The addition of flags or flagpoles associated with a Seasonal Display shall not supersede or circumvent the limitations set forth in this provision. The total number of flagpoles and flags displayed on a Homesite at any time, including those used in connection with a Seasonal Display, shall not exceed what is expressly permitted under this section.

FOUNTAINS & WATERFALLS

HOMES, COURTYARD 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, COURTYARD VILLAS

1. 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 (continued)

2. 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.

3. The front entryway is allowed to be widened by pavers/concrete up to the driveway provided that the color and/or blend is harmonious to the existing home.

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

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

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. Underground L.P. tanks do not require ARC approval and cannot encroach any utility or use easement area. Landscaping or fencing may be used to screen the tank, fencing shall be no higher than the tank. All L.P. tanks must meet local, state and federal policies and regulations including any easement regulations.

GAZEBOS

HOMES, COURTYARD 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 areas, 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

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

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

HOMES, COURTYARD VILLAS

ARC approval is not required for gutters and downspouts.

LANDSCAPING – FLORIDA FRIENDLY

HOMES, COURTYARD 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.
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 (continued)

5. 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 (continued)

5. 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 an 18-24-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 for aesthetics, maintenance, stormwater maintenance, and drainage purposes. 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 lines. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the rear wall/fence.
4. Existing sod shall only be replaced with sod or other plant material, rock, or decorative stone. The front yard area must include some plant material, planted in the ground, for aesthetic purposes.
5. Landscape walls shall be no higher than eighteen (18) inches; however, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.

HOMES, COURTYARD 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, COURTYARD VILLAS~~

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. ~~shaded so as not to create a nuisance to others. No other light poles may be erected. Exterior strip lighting, liquid lights, and similar light sources are prohibited.~~

LIGHTS – LANDSCAPING

~~HOMES, COURTYARD VILLAS~~

The Architectural Review Committee does not review applications for landscape lighting. ~~Low-voltage landscape lighting is permitted but their positioning may not result in light shining or glaring into an adjacent residence.~~ 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. And shall not create an appearance materially different from the surrounding neighborhood.

OUTSIDE STRUCTURES FOR STORAGE

HOMES, COURTYARD VILLAS

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

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

HOMES

ARC approval is not required if the chosen color is the color used at the time of original construction. 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 thereof shall be approved by the ARC. Hot, electric, neon, or bright colors are not permitted.

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.

PATIOS & DECKS

HOMES

Patios and 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

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

Please refer to the Concrete & Pavers section for specifications.

PERGOLAS

HOMES, COURTYARD VILLAS

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 eaves 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

Putting greens are permitted as long as:

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

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

RAIN BARRELS

HOMES, COURTYARD 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, COURTYARD 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 are permitted.

SHUTTERS

HOMES, COURTYARD 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.

SOLARIUMS

HOMES, COURTYARD VILLAS, PATIO VILLAS

A solarium is a glass-enclosed room or structure, featuring glass walls and roof designed to provide a sun-filled space year-round.

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 and must be all glass with an aluminum frame. Plastic is not permitted. 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

Solar panels will be permitted if mounted on the roof (see Ch.163.04 F.S.). On-ground solar panels are prohibited. ARC approval is not required for installation of solar panels.

SPAS, HOT TUBS, JACUZZIS

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.
- ~~They must not be visible from the road in front of the home.~~
- 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 Hardie Board 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/Hardie Board siding/wood/stone veneers to a home not originally with stucco/wood/stone veneers may void structural warranties.

TANKLESS WATER HEATERS & SOFTENERS

HOMES, COURTYARD 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

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

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

TRELLIS

HOMES, COURTYARD 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

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.



The Villages®

Community Development Districts
Community Standards

The Villages®
Community Development Districts
District II

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Matthew Armstrong, Director of Community Standards
Shannon Boyd, Community Standards Assistant Director
DATE: July 7, 2026
SUBJECT: Adoption of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance
A. Review of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance
B. Open Public Hearing
C. Close Public Hearing
D. Adoption of Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance

ISSUE:

To provide information pertaining to the District's Rule entitled "The Rule to Bring About Deed Compliance" including an amendment and restatement to Chapter I of "The Rule to Bring About Deed Compliance"

ANALYSIS/INFORMATION:

At the May 5, 2026 board meeting, the Board of Supervisors authorized the publication of the District's intent to amend and restate Chapter I of its Rule to Bring About Deed Compliance.

The purpose of these updates is to add additional language to the Standards to further clarify requirements related to Maintenance / Neat and Clean, Nuisance, Landscape Lighting, Exterior Lighting, and Seasonal Displays.

Please see the attached documents, which highlight the changes to both the Standards and the Architectural Review Manual.

BUDGET IMPACT:

STAFF RECOMMENDATION:

Staff recommends the Board adopt Resolution 2026-05 amending and restating Chapter I of its Rule to Bring About Deed Compliance as provided herein and in accordance with the documents included with this agenda item.

MOTION:

Motion to adopt Resolution 2026-05 amending and restating Chapter I of the District's Rule to Bring About Deed Compliance, as provided herein and in accordance with the documents included. The amended and restated Chapter I Rule to Bring About Deed Compliance will take effect July 7, 2026.

ATTACHMENTS:

- 1. District 11 - Resolution 2026-05
- 2. District 11 - Chapter I - The Rule to Bring About Deed Compliance
- 3. District 11 - Appendix B (July 2026)
- 4. District 11 - External Deed Restriction Standards (July 2026) Edited
- 5. District 11 - External Deed Restriction Standards (July 2026)

RESOLUTION 2026-05

A RESOLUTION OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, AMENDING AND RESTATING CHAPTER I OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11'S RULE ENTITLED "THE RULE TO BRING ABOUT DEED COMPLIANCE", WHICH INCLUDES AMONG OTHER THINGS, A MATRIX OF THE ADOPTED EXTERNAL DEED RESTRICTIONS THAT MAY BE ENFORCED AND A DETAILED PROCEDURE FOR COMPLIANCE OF THOSE EXTERNAL DEED RESTRICTIONS AND FINES FOR VIOLATIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Village Community Development District No. 11 ("District") has advertised its intent to amend and restate its Rule to Bring About Deed Compliance ("Rule") for the District in accordance with §190.012(4), Florida Statutes, and has held a public hearing for such adoption in compliance with all applicable statutes and rules; and

WHEREAS, the District Board of Supervisors in a public hearing on July 7, 2026, considered public input and all input of staff and has determined it is in the best interests of all persons and entities to be served by the District to amend and restate the Rule.

NOW, THEREFORE, BE IT RESOLVED by the Village Community Development District No. 11, as follows:

1. The Rule to Bring About Deed Compliance within Village Community Development District No. 11 is hereby amended and restated as provided in the documents attached hereto.
2. The Rule shall become effective July 7, 2026.

APPROVED AND ADOPTED THIS 7TH DAY OF JULY, 2026.

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 11

ATTEST:

By: _____
Don Brozick, Chairman

Secretary

**RULES OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11**

CHAPTER I

THE RULE TO BRING ABOUT DEED COMPLIANCE

Section 1. AUTHORITY: The Board of Supervisors is responsible for the adoption of rules, pursuant to Chapters 120 and 190, Florida Statutes, for the conduct of the business of Village Community Development District No. 11 (“District”) and in conjunction with the requirements of the law. Pursuant to §190.012(4), Florida Statutes, (“Statute”), the District is authorized to enforce certain deed restrictions within its boundaries in accordance with the Statute and upon adoption of this rule, The Rule to Bring About Deed Compliance, which includes Appendix A, B (“Rule”), and C. The District may by resolution adopt standards by which this Rule may be interpreted.

Section 2. PURPOSE: The purpose of this Rule is to establish certain guidelines, operating policies and procedures relating to the enforcement of certain deed restrictions within the boundaries of the District. The District’s Board of Supervisors (“Board”) has determined that it is in the best interests of the District and the landowners residing therein, that this formal Rule establishing the operating policies, procedures and guidelines relating to the enforcement of those certain deed restrictions, as described herein, be adopted by the Board.

Section 3. CONDITIONS PRECEDENT: The District meets all the conditions precedent required by the Statute necessary to adopt this Rule:

- A) The District was in existence on the effective date of the Statute.
- B) The majority of the Board has been elected by qualified electors pursuant to the provision of section 190.006, Florida Statutes.
- C) Less than 25 percent of residential units are in a homeowners’ association.
- D) The declarant in all applicable declarations of covenants and restrictions has provided the Board with a written agreement that this Rule may be adopted and a memorandum of the agreement has been recorded in the public records and is attached hereto as **Appendix “A,”** and incorporated hereby.
- E) There are no existing homeowners’ associations within the District boundaries having respective enforcement powers.

Section 4. PROCEDURES FOR COMPLIANCE, DEED RESTRICTIONS, COMPLIANCE MECHANISMS & ENFORCEMENT REMEDIES:

A. Definitions. For purposes of this Rule the following terms shall have the following meanings:

- (i) Compliance Mechanisms - the method(s) of bringing about compliance with the Deed Restrictions.

- (ii) Deed Restrictions - means those covenants, conditions, restrictions, compliance mechanisms and enforcement remedies contained in any applicable declarations of covenants and restrictions, including any amendments thereto, as recorded in the Public Records of Lake County, Florida, that govern the use and operation of real property within the District and are subject to consideration per the Statute for adoption by this Rule that may be enforced by the District.
- (iii) Homesite and/or Lot - shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms "Homesite" and "Lot" are used interchangeably.
- (iv) Order of Enforcement – the final document issued by the Board at the conclusion of the deed compliance Public Hearing consisting of findings of fact, conclusions of law, the required corrective actions and fine imposition, if any.
- (v) Owner - shall mean the record owner, whether one or more persons or entities, of fee simple title to any Homesite which is subject to the Deed Restrictions.

B) Procedures for Compliance of External Deed Restriction Limitations.

The Board hereby adopts by this Rule, detailed Procedures for Compliance of External Deed Restrictions for the District ("Procedures") which are attached hereto as **Appendix "B" and Appendix "C"** and incorporated herein by this reference. The Procedures provide, among other things, a process for initiating and receiving complaints regarding Deed Restriction violations, time frames for coming into compliance, fine schedules, recording of the Order of Enforcement in the Public Records of Lake County, Florida (Appendix "B") and establishes an explanation and process for processing FHA requests from residents seeking an accommodation to their personal property, outside what is permitted through the Architectural Review Manual and Architectural Review process (Appendix "C").

C) Deed Restrictions. The Board hereby adopts by this Rule portions of the applicable Deed Restrictions that relate to limitations or prohibitions that apply to the external appearances or uses of Homesites or that are consistent with the requirements of a development order or regulatory agency permit. A detailed list of the exact Deed Restrictions being adopted by this Rule for possible enforcement by the District is included in the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, attached as Appendix "B".

D) Fines/Attorneys' Fees/Costs. Fines may be imposed for violations of this Rule. In addition, the Board shall require that each Owner reimburse the District for attorneys' fees and costs incurred by the Board in enforcing the Deed Restrictions against the Owner. The Board hereby adopts the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, included within

attached Appendix “B”, to be followed when imposing fines for violations of the Deed Restrictions adopted by this Rule. The Board shall make all final decisions regarding the imposition of fines, if any, at a Public Hearing. The Board finds that the fines are reasonable and are correlated to the costs associated with deed compliance such as but not limited to the costs of inspections, site visits, notice costs and costs of related meetings and hearings.

E) Compliance Mechanisms. The Board hereby adopts by this Rule, which includes Appendix “B,” all the Compliance Mechanisms contained in the Deed Restrictions that apply to the external appearances or uses of Homesites, including the requirement for Owner’s to reimburse the District for attorneys’ fees and costs expended by the District in enforcement of such Compliance Mechanisms. Such Compliance Mechanisms include but are not limited to:

- (i) if the Owner does not adhere to the Deed Restrictions regarding keeping the Homesite neat and clean and the grass cut and edged then the work may be performed on behalf of the Owner by the District, but the District shall not be obligated to perform such work, and the cost shall be charged to the Owner as a fine as indicated on the schedule of fines. Said fines shall not be imposed until a Public Hearing is held.
- (ii) the District’s approval over external structural alterations (including but not limited to fencing, sheds, arbors or similar items), repainting, additions, repairs or improvement of residences/Homesites. Said approval may be granted via an architectural review committee created by the District by resolution or interlocal agreement.

F) Enforcement Remedies. The District shall have the right but not the duty to enforce the Deed Restrictions adopted by this Rule. In accordance with the Statute, the District has the right to enforce this Rule and the fines imposed thereby in circuit court through injunctive relief. The Statute also provides that the District can adopt by rule all or certain portions of deed restrictions that relate to enforcement remedies that apply to the external appearances or uses of Homesites. The Board hereby adopts by this Rule all the enforcement remedies that apply to the external appearances or uses of Homesites found within the Deed Restrictions adopted herein. Such enforcement remedies include but are not limited to the District’s right to seek injunctive relief, to collect any imposed fines, attorneys’ fees and costs, and to recover damages or any property charges for such violations. The Board also hereby adopts those portions of the Deed Restrictions requiring that the prevailing party in any legal proceeding or action be entitled to reimbursement of its reasonable attorneys’ fees and costs.

G) Final Enforcement Decision. The Deed Compliance Hearing Officer shall make all final decisions regarding which enforcement remedy to seek, if any, at a public hearing. The affected Owner shall be noticed of the date, time and location of the public hearing via certified mail sent to the address on record at the property

appraiser's office and any other known addresses of the Owner. If the mail is returned non-deliverable, then notice of the hearing shall be posted on the property. At the public hearing:

- (i) the Owner shall be allowed to present testimony, evidence and witnesses on their behalf, and cross examine witnesses in regard to the allegations, fines and charges against the Owner.
- (ii) parties that will be substantially and directly affected by the outcome of the Deed Compliance Hearing Officer's decision shall be heard.
- (iii) upon conclusion of all testimony and submitted evidence, the Deed Compliance Hearing Officer, taking into consideration staff's recommendation, shall determine whether the Owner is in violation of the Rule. If the Deed Compliance Hearing Officer finds that the Owner is in violation of the Rule, the Deed Compliance Hearing Officer shall issue an Order of Enforcement. The Order of Enforcement shall include a finding regarding non-compliance, provide a reasonable time for the Owner to come into compliance with the Rule, impose fines, if any, and require reimbursement of the District's attorneys' fees and costs, in accordance with the adopted fine schedule. The Order of Enforcement shall also direct district staff to record the Order of Enforcement in the Public Records of Lake County, Florida, whereby the Order of Enforcement shall then become a lien against the property. The Deed Compliance Hearing Officer may also order continued maintenance of the property. The Order of Enforcement may include direction to District Counsel to seek all available legal remedies including injunctive relief against the Owner and any other directive deemed necessary by the District's Board of Supervisors allowed by Statute.

Section 5. BEST INTERESTS OF THE DISTRICT. The Board finds that the adoption of this Rule is beneficial to the Owners and that enforcement by the District is appropriate.

Section 6. NOTICE. Within sixty (60) days after this Rule takes effect, the District shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rule may be obtained.

Section 7. AMENDMENTS. This Rule may be amended from time to time by rule of the Board upon public notice and at least one (1) public hearing.

Section 8. EFFECTIVE DATE. This Rule shall become effective upon its approval by the Board of Supervisors of the Village Community Development District No. 11.

SPECIFIC AUTHORITY: Chapters 120 and 190, Florida Statutes, as amended.

HISTORY: New March 2023
Amended and Restated November 16, 2023
Amended and Restated August 11, 2024
Amended and Restated January 16, 2025
Amended and Restated November 18, 2025
Amended and Restated March 10, 2026
Amended and Restated July 7, 2026

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Appendix B

Procedures for Compliance Of External Deed Restrictions and Schedule for Fines for Village Community Development District No. 11

I. PURPOSE AND INTENT:

The purpose and intent of the deed compliance enforcement process is to provide and promote the health, safety, welfare, and property value of this community. The purpose of this procedure is to provide a clear, systematic, and consistent process for the investigation, notification, and conformance with the Rule. The intent is to seek voluntary compliance with the provisions of the Rule, which provides for the maintenance of a high quality of life in the community. Please note the deed compliance process outlined herein does not address complaints for property or situations that occur within the confines of the home.

II. PROCEDURE FOR COMPLIANCE:

Step 1. Complaints

Complaints of possible Rule violations may be made by residents or any other person. Complaints may be received by phone, fax, mail, electronic mail, or in person.

If the contact information of the complainant is known, it is logged and retained for future follow-up and becomes part of the case record, which is a public record. However, complaints may be accepted anonymously.

Complaints of possible Rule violations pertaining to businesses operating from homesites/lots, must be submitted with supporting evidence to substantiate that the operation of the business from the homesite/lot has a negative impact on the external appearance or use of the homesite/lot. Substantiating Evidence includes, but is not limited to, pictures of vehicular traffic or parking on the homesite/lot along with pictures of the business in operation and/or advertisements from the business that contains the address or contact information for the business, or any other substantiating evidence that demonstrates the negative impact on the external appearance or use of the homesite/lot. Complainants are also encouraged to contact their local County or City Code Enforcement to lodge a complaint with the applicable municipality for further review and enforcement. Anonymous complaints will not be accepted.

Any complaint received for a violation of any part of the General Provisions / Neat and Clean requirements will result in a comprehensive review of the property's compliance with the entirety of these provisions. District staff will inspect all applicable maintenance standards during their site visit, regardless of the specific nature of the original complaint.

These provisions are outlined as documented in Appendix B – General Provisions / Standards / Neat and Clean.

Step 2. Inspection

Within three (3) business days of receiving the complaint, deed compliance staff is sent to the address identified in the complaint to check and verify the alleged violation. If the alleged violation is not substantiated, the complainant, if known, is notified and the process ends.

Step 3. Notification

Once a violation is confirmed with the exception of violations that unreasonably endanger the health, safety, or welfare of District residents or Re-Occurring and Repeat Violations, which are addressed separately below, all three of the following activities, if necessary, occur within three (3) business days or as soon as possible:

- A. A **Deed Restriction Reminder Notice** is issued to the Owner. This is the first written notice that is either hand delivered to the Owner, occupant or left at the door if no one is home.
- B. A **telephone call** is made by deed compliance staff to the owner of record according to the County Property Appraiser's records at their local phone and any other known phone number.
- C. An **initial letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address. The letter shall identify the Rule violation and at a minimum shall also include the following:
 - i. The required action to remedy the violation.
 - ii. A prescribed time allotment to remedy the violation which shall be between 3 and 15 business days depending on the type of violation.
 - iii. Photographs of the violation.
 - iv. A request to call the Community Standards Department office when the violation has been remedied.

If additional time is necessary to bring the violation into compliance, the Owner or the Owner's representative shall request additional time. All requests shall be in writing or documented by deed compliance staff. Any request shall include the amount of additional time needed and the reason for said request. The request may be granted by the deed compliance staff, depending on the type of violation and extenuating circumstances such as illness, death, or the like. A telephone call is made to the complainant to advise them of the compliance process if contact information is known.

Step 4. Second Notification

After the allotted time, deed compliance staff revisits the property to verify if the violation has been remedied. If the violation has NOT been remedied, staff shall send a **2nd letter** to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address which shall include, at a minimum:

- i. The date of the last letter.
- ii. The violation to be corrected.
- iii. Required action to remedy the violation in order to avoid a possible fine.
- iv. Time allotment of 15 days in which to comply for all violations except for violations pertaining to parking or lawn ornaments. The compliance time allotment for parking or lawn ornament related violations shall be 3 business days.
- v. Possible fine amount.
- vi. Requirement to call the office once complete for verification of compliance.

If the violation has been remedied, the complainant is called if contact information is known and the case is closed.

Step 5. Third Notification / Notice of Public Hearing

On the 16th day, as identified in the second notification, a site visit is made, photographic evidence taken, and if the violation still exists, a **3rd letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address by regular and certified mail return receipt requested, which shall include at a minimum:

- A. The date, time and location for the public hearing, to be held before the Deed Compliance Hearing Officer, to hear the facts of the case.
- B. A statement advising that the Owner has the right to attend, present testimony, evidence and witnesses, cross examine witnesses on their behalf in regards to the allegations, fines and charges against the Owner.
- C. A statement advising that staff may recommend, and the Deed Compliance Hearing Officer may find the Owner in violation of the Rule, impose fines, or continued maintenance of the property with additional fines imposed and/or seek other legal remedies including injunctive relief against the Owner.
- D. For Re-Occurring and Repeat Violations this notice shall include supporting documentation thereof.

Step 6. Notification for Re-Occurring Violations

The term “Re-Occurring Violation” means a violation of a provision of the Rule by an owner who has been previously notified to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violation occurred at different locations. If the Community Standards Department staff receives a complaint regarding a Re-Occurring Violation, staff is not required to give the owner a reasonable time to correct the violation. Instead, staff shall follow the procedure of compliance as outlined above with the exception of Steps 3 and 4. With regards to Step 5, the case may be presented to the Deed Compliance Hearing Officer even if the Re-Occurring Violation has been corrected prior to the Public Hearing and the notice shall so state. If the Re-Occurring Violation is brought into compliance prior to the Public Hearing, the Deed Compliance Hearing Officer may make a finding of guilt but shall not impose a fine.

Step 7. Notification for Repeat Violations

Repeat Violations - The term “Repeat Violation” means a violation of a provision of the Rule by an Owner who has been previously found by the Deed Compliance Hearing Officer, to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violations occurred at different locations. If the Community Standards Department staff receives a complaint regarding a Repeat Violation, staff is not required to give the Owner a reasonable time to correct the violation. Instead, staff may follow the Procedure of Compliance as outlined above, with the exception of steps 3 and 4. The case may be presented to the Deed Compliance Hearing Officer even if the Repeat Violation has been corrected prior to the Public Hearing, and the notice shall so state. Repeat Violations may be fined up to \$500 and the Deed Compliance Hearing Officer may impose a \$500 daily fine until the property is brought into compliance.

Step 8. Notification for Violations that Unreasonably Endanger the Health, Safety, or Welfare of District Residents; Emergency Procedure; Summary Enforcement.

In cases of emergency, where delay in abatement of the violation required to complete the procedure and notice requirements as set forth in Steps 3 through 5 above will permit a continuing violation that unreasonably endangers public health, safety, or welfare, the Deed Compliance Hearing Officer may order summary enforcement and abatement of the violation. To proceed with summary enforcement, a deed compliance officer or other designated official shall determine that a violation exists or is being maintained on property in the District and that delay in abatement of the violation will unreasonably endanger the public health, safety, or welfare of District residents. The officer or designated official shall notify the Owner of the property in writing of the nature of the violation, whether the public health, safety, or welfare will be unreasonably endangered by delay in abatement of the violation required to complete the procedure set forth in Steps 3 through 5 above and may order that the violation be immediately terminated or abated by the Owner. If the violation is not immediately terminated or abated by the

Owner, the Deed Compliance Hearing Officer may order summary enforcement and abate the violation by entering an Emergency Order of Enforcement/Claim of Lien against the Owner at its next Board meeting.

Step 9. Businesses Operating from Residential Properties (Homesite/Lots) that Affect the External Appearances or Uses.

In cases where businesses operating from residential properties (homesites/lots) have a negative impact on the external appearance or uses of the homesite/lot, the following procedure shall be implemented.

If the Community Standards Department staff receives a complaint regarding this matter as established in Step 1, Staff will proceed with the Step-by-Step procedure and notice requirements as set forth in Steps 2 through 7 above. Additionally, Community Standards Department Staff will submit any verified complaints to the County or City in which the homesite/lot is located for further review and inspection by the County or City authorities.

Community Standards Staff's investigation will only pertain to the external portion of the homesite/lot. Any matters pertaining to internal deed restriction violations will be turned over to the Declarant and/or the County or City in which the homesite/lot is located for further review and inspection.

If the violation is not terminated or abated by the Owner, Community Standards Staff will proceed with Steps 10 and 11 as established below.

Step 10. Enforcement

If the property is still in violation two (2) days prior to the noticed Public Hearing, as indicated in the third notification or if it is a repeat violation, the Public Hearing will take place as noticed. At the Public Hearing the Deed Compliance Hearing Officer considers evidence and testimony related to the violation from the Owner, District staff, and parties that will be substantially and directly affected by the outcome of the Deed Compliance Hearing Officer's decision. The Deed Compliance Hearing Officer may render a decision to dismiss the case, grant a continuance, find the Owner in violation of the Rule, provide a reasonable time to come into compliance, impose fines, order continued maintenance of the property, any other remedial action deemed necessary to bring the property into compliance and/or direct District Counsel to seek injunctive relief or other legal remedies as appropriate against the Owner. Any Order of Enforcement/Claim of Lien entered by the Deed Compliance Hearing Officer shall require that the Owner reimburse Village Community Development District No. 11 for its reasonable attorneys' fees and costs incurred in prosecuting the matter against the Owner and shall also require that the Order of Enforcement/Claim of Lien be recorded in the Public Records of Lake County, Florida.

Step 11. Notification of Entry of Order of Enforcement/Claim of Lien

When an Order of Enforcement/Claim of Lien is entered against real property under Step 10 above, and after the time period to correct the violation has expired, District staff shall notify the Owner, in writing, that the Order of Enforcement/Claim of Lien will be recorded in the Public Records of Lake County, Florida, and become a lien against the Owner's property, ten (10) days from the date of the notification. District staff shall also advise the Owner that should the Owner choose to appeal the recording of the Order of Enforcement/Claim of Lien because the property was brought into compliance as required by the Order of Enforcement/Claim of Lien, the Owner must do so within the ten (10) day time period provided in the written notification to the Owner, by mailing a request for a hearing to appeal the Order of Enforcement/Claim of Lien. The request for a hearing must be made in writing and delivered to VCCDD – Community Standards, 3571 Kiessel Road, The Villages, FL 32163 or any other address provided by Community Standards. If the Owner properly requests a hearing to appeal the Order of Enforcement/Claim of Lien, the appeal will be brought before the Board of Supervisors or Deed Compliance Hearing Officer for the District at the next available meeting. The hearing on the appeal shall only be held to determine whether the Owner brought the property into compliance, as required by the Order of Enforcement/Claim of Lien. If the Board of Supervisors finds that the property was not brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall immediately be recorded in the Public Records of Lake County, Florida. If the Board of Supervisors finds that the property was brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall not be recorded in the Public Records of Lake County, Florida. If the Owner fails to request a hearing as provided herein then the Owner's right to a hearing shall be deemed as being waived and the Order of Enforcement/Claim of Lien shall be recorded in the Public Records of Lake County, Florida, and it shall act as a lien against the Owner's real property until the real property is brought into compliance with the District's Rule to Bring about Deed Compliance and all fines, fees, and costs are paid in full.

General Provisions / Standards Maintenance / Neat and Clean:

General Maintenance Requirements

Maintenance means exercising reasonable care to keep buildings, landscaping, lighting, lawns, and related improvements in good condition.

Landscaping maintenance requires following generally accepted garden-management practices to promote a healthy, weed-free environment for optimal plant growth. Mowing requirements include weed removal.

Homes and lots are expected to be kept free of external unused items, junk, construction material, and other debris. Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner.

Specific Maintenance Standards and Enforcement

1. Mowing, Weeding and Edging Requirements

- Standard: Mowing requirements include weed removal. Grass is considered overgrown when it reaches 8 inches in height.
- Enforcement: If a property is found in non-compliance of the Rule's mowing and edging requirements, the Deed Compliance Hearing Officer may at the respective public hearing order continued maintenance of the property by the District at a re-occurring cost to the Owner in accordance with the Fine Schedule.

2. Pressure Washing and Home Exterior Requirements

- Standard: Properties must maintain clean exterior surfaces including homes, driveways, walkways, fences, and walls. Home siding must be kept clean from algae/mold growth and vine growth.
- Enforcement: If a property is found in non-compliance of the Rule's pressure washing requirements, the Deed Compliance Hearing Officer may at the respective public hearing order maintenance of the property to bring the property into compliance with the District's Rule. Such maintenance may include pressure washing a home, driveway, walkway, fences, or walls. The cost of any such maintenance shall be borne by and charged to the property owner and shall include the actual cost of maintenance plus an administrative fee in accordance with the Fine Schedule.

3. Hedge and Shrubbery Requirements

- Standard: Shrubbery must be maintained so it does not extend to soffits and/or rain gutters of the home and must not obstruct entry to the front door. Hedges are defined as a contiguous grouping of shrubs. **In villa units, shrubbery and plantings must be maintained at least two (2) feet away from the neighboring home.**
- Enforcement: If a property is found in non-compliance of the Rule's hedge/shrubbery trimming requirements, the Deed Compliance Hearing Officer may at the respective public hearing order maintenance of the property to include: (a) pressure washing a home, driveway, walkway, fences, or walls; and/or (b) trimming hedges and shrubbery to 4 feet in height. The cost of any such maintenance shall be borne by and charged to the property owner and shall include the actual cost of maintenance plus an administrative fee in accordance with the Fine Schedule.

4. Lawn and Landscaping Standards

- Sodding Requirements: When sodding is required, acceptable turf grasses include St. Augustine, Bahia, Empire Zoysia, Bermuda, or other approved varieties. Lawns must be free of bare or dead spots exceeding approximately 1½ feet in diameter.

- Approved Alternatives: Florida-Friendly ground cover is permitted as a sod substitute. Rock or artificial turf (silk, plastic, or other materials) are not approved sod substitutes.

5. Landscaping Debris and Rogue Vine Growth Requirements

- Standard: Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner. Home siding must be kept clean from rogue vine growth.
- Enforcement: If a property is found in non-compliance of the Rule's maintenance requirements, specific to landscape debris and/or rogue vine growth, the Deed Compliance Hearing Officer may at the respective public hearing order maintenance of the property to include: (a) remove the landscape debris; and (b) spray the rogue vine growth from the homesite/lot. The cost of any such maintenance shall be borne by and charged to the property owner and shall include the actual cost of maintenance plus an administrative fee in accordance with the Fine Schedule.

6. Exterior Appearance and Property Maintenance

In addition to the physical maintenance requirements set forth in these Standards, all Homesites shall be maintained in a neat, orderly, and aesthetically compatible condition consistent with the appearance and character of the community. When evaluating compliance with this Standard, the District may consider:

- The concentration of exterior decorative items within the front or side yard areas;
- The number of separate decorative display areas located throughout the Homesite;
- The cumulative presence of flags, flagpoles, banners, decorative lighting, display stands, potted plants, and similar decorative features;
- Whether decorative items dominate or substantially detract from the appearance of the dwelling itself;
- Whether the exterior condition of the Homesite creates an appearance materially different from the surrounding neighborhood due to the concentration or placement of decorative features;
- Whether decorative items have been arranged in a manner that creates an overcrowded or disorganized appearance when viewed from the roadway or adjacent properties.

In determining whether a Homesite is being maintained in a neat and clean condition, the District may consider the cumulative placement, concentration, scale, arrangement, and visual impact of all exterior decorative items. An exterior condition may be deemed excessive when the decorative items, viewed collectively, become the dominant exterior feature of the Homesite, materially detract from the architectural appearance of the

dwelling, or materially alter the residential appearance and character of the neighborhood. The District shall evaluate the totality of the exterior conditions, and no single factor shall be determinative.

Compliance and Cost Recovery

When the District orders maintenance to bring a property into compliance, all costs associated with such maintenance shall be the responsibility of the property owner. This includes:

- The fine amount for maintenance services
- Administrative fees as specified in the Fine Schedule
- Any additional costs incurred by the District in the enforcement process

Administrative Information

- Compliance Public Hearings: Will be held in accordance with the District 11 Board meeting schedule.
- Public Information Notice: The information collected during the enforcement process is public information. If a resident wishes to find out who made a complaint against their property and that information is available, then it will be provided in accordance with Section 119.07 of Florida Statutes.
- Alteration Approval: The District is responsible for approving alterations, changes, or modifications to the Homesite and exterior appearance and structure of the Homesite. No after-market change should be made to the Homesite without first gaining written approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions or coating/pavers, exterior re-painting and room additions to the home. The District approval may be via an Architectural Review Committee created by district resolution or interlocal agreement.

EXTERNAL DEED RESTRICTION STANDARDS VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11

Purpose: The purpose of these External Deed Restriction Standards is to supplement and further clarify those items identified and/or defined in the Declaration of Restrictions for those properties located within the boundaries of the Village Community Development District No. 11 (“District”) and to identify, clarify and interpret the adopted Rule to Bring About Deed Compliance (“Rule”) relating to the exterior appearance or use of real property within its boundaries. These Standards are intended to supplement and interpret the Declaration of Restrictions and the Rule to Bring About Deed Compliance. In the event of any conflict between these Standards and the Declaration of Restrictions, the Declaration of Restrictions shall control. The District retains the sole interpretive authority regarding the application and enforcement of these Standards. The following are general interpretations of the Rule for the District:

Air Conditioners

Window air conditioners are prohibited, and only central air conditioners are permitted.

Alterations, Modifications, and Changes

The District is responsible for approving alterations, changes, or modifications to Homesites and the exterior appearance and structure of the Home. No after-market change should be made to any Homesite or Home without first obtaining District approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions, re-paintings, and room additions to the home. District approval may be via an Architectural Review Hearing Officer created by District Resolution or inter-local agreement in furtherance of the architectural review process.

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

Community Standards Department

The department responsible for carrying out deed compliance for certain exterior deed restrictions as described in the Rule.

Complainant

An individual who makes a complaint and starts the deed compliance process.

Deed Compliance Staff

Members of the District Community Standards Department who are charged with making calls, inspecting property, and carrying out departmental duties.

Exterior Lighting

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

Where applicable, 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.

External Deed Restrictions

Are those deed restrictions adopted by the Rule.

External Noise

External noise refers to sounds being made outside of the home, for example, lawn mowers or lawn equipment, radios, amplified music, etc., which must be kept to a moderate level. Quiet hours are from 10:00 p.m. until one hour before daybreak.

Fence

Fences include, but are not limited to, vertical structures or dividing instrumentalities.

Garbage/Trash

Some restrictions state that all garbage shall be contained in plastic bags and placed curbside no earlier than the day before scheduled pickup. The day before scheduled pickup shall mean garbage/trash shall not be placed curbside earlier than 5:00 p.m.

Hedges

Hedges are defined as a contiguous grouping of shrubs.

Inoperable Vehicles

~~The term is defined as vehicles incapable of operation, junk vehicles or vehicles that are not licensed and/or validly registered, or a vehicle with flat or missing tire(s).~~ Inoperable Vehicles are vehicles that: (1) are incapable of operation; (2) are not licensed and/or registered; or (3) have a flat or missing tires. Vehicles must be capable of operation and proof of such shall be demonstrated to District staff, upon request.

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
- Notwithstanding the foregoing, low-voltage landscape lighting used solely to illuminate trees or architectural features of the home may be directed upward, provided such lighting is of low intensity, properly shielded where practicable, and does not create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas. This provision shall not affect the separate standards governing low-voltage flagpole lighting.
- 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 size of the homesite / lot and shall not create an appearance materially different from the surrounding neighborhood.

Lawn Ornaments

Lawn ornaments include freestanding decorative objects constructed of manufactured materials placed outside the footprint of the home, including statues, figurines, wind devices, and artificial plants. Enforcement shall be content-neutral without regard to theme, viewpoint, or message. However, pots and planters designed and constructed for plant use are permitted so long as they are used for their intended purpose. The inclusion or attachment of flowers or plants to a man-made ornament, not originally constructed for plant use, does not change the item from a lawn ornament to landscaping. The word 'lawn' includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth, or any other material outside the structure (footprint) of the home. The following is intended as a partial reference list of lawn ornaments: any man-made statue or figure (including religious symbols), wind chimes, plastic or silk flowers, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures.

Maintenance/ Neat and Clean

Maintenance means exercising reasonable care to keep buildings, landscaping, lighting, lawns, and related improvements in good condition.

Landscaping maintenance requires following generally accepted garden-management practices to promote a healthy, weed-free environment for optimal plant growth. Mowing requirements include weed removal.

Homes and lots are expected to be kept free of external unused items, junk, construction material, and other debris. Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner.

Specific Maintenance Standards

1. Mowing, Weeding and Edging Requirements

- Standard: Mowing requirements include weed removal. Grass is considered overgrown when it reaches 8 inches in height.

2. Pressure Washing and Home Exterior Requirements

- Standard: Properties must maintain clean exterior surfaces including homes, driveways, walkways, fences, and walls. Home siding must be kept clean from algae/mold growth and vine growth.

3. Hedge and Shrubbery Requirements

- Standard: Shrubbery must be maintained so it does not extend to soffits and/or rain gutters of the home and must not obstruct entry to the front door. Hedges are defined as a contiguous grouping of shrubs. In villa units, shrubbery and plantings must be maintained at least two (2) feet away from the neighboring home. Please review your deed restrictions for required hedge height requirements for your Unit.

4. Lawn and Landscaping Standards

- Sodding Requirements: When sodding is required, acceptable turf grasses include St. Augustine, Bahia, Empire Zoysia, Bermuda, or other approved varieties. Lawns must be free of bare or dead spots exceeding approximately 1½ feet in diameter.
- Approved Alternatives: Florida-Friendly ground cover is permitted as a sod substitute. Rock or artificial turf (silk, plastic, or other materials) are not approved sod substitutes.

5. Landscaping Debris and Rogue Vine Growth Requirements

- Standard: Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner. Home siding and landscaping must be kept clean from rogue vine growth.

6. Exterior Appearance and Property Maintenance

In addition to the physical maintenance requirements set forth in these Standards, all Homesites shall be maintained in a neat, orderly, and aesthetically compatible condition consistent with the appearance and character of the community. When evaluating compliance with this Standard, the District may consider:

- The concentration of exterior decorative items within the front or side yard areas;
- The number of separate decorative display areas located throughout the Homesite;
- The cumulative presence of flags, flagpoles, banners, decorative lighting, display stands, potted plants, and similar decorative features;
- Whether decorative items dominate or substantially detract from the appearance of the dwelling itself;
- Whether the exterior condition of the Homesite creates an appearance materially different from the surrounding neighborhood due to the concentration or placement of decorative features;
- Whether decorative items have been arranged in a manner that creates an overcrowded or disorganized appearance when viewed from the roadway or adjacent properties.

In determining whether a Homesite is being maintained in a neat and clean condition, the District may consider the cumulative placement, concentration, scale, arrangement, and visual impact of all exterior decorative items. An exterior condition may be deemed excessive when the decorative items, viewed collectively, become the dominant exterior feature of the Homesite, materially detract from the architectural appearance of the dwelling, or materially alter the residential appearance and character of the neighborhood. The District shall evaluate the totality of the exterior conditions, and no single factor shall be determinative.

Nuisance Definition

Nuisance means any use of exterior/landscape lighting on a property that unreasonably interferes with the use and enjoyment of neighboring properties or adversely affects the public health, safety, or welfare. Exterior/landscape lighting constitutes a nuisance when it produces excessive glare, brightness, or light trespass beyond the boundaries of the property, such that it causes discomfort, distraction, or loss of visibility to adjoining property owners, occupants, or motorists. A nuisance may be found where lighting is improperly directed, unshielded, or of such intensity or duration that it disrupts normal nighttime use of adjacent properties, intrudes into residential dwellings, or alters the character of the surrounding area beyond what is reasonable under the circumstances.

Owner

Owner shall mean the owner(s) of record according to the Property Appraiser's records in the county in which the violation exists. The owner(s) may or may not be the person living in the home.

Painting

Home repainting is not considered an alteration, modification, or change requiring ARC approval if the chosen color is the original color at the time of construction. If the chosen color is not the original color at the time of construction ARC approval is required, along with color swatches and photographs of the home and neighboring homes. Please refer to the District's Architectural Review Manual for District 11 for additional information regarding home repainting.

Seasonal Displays

Note: please abide by your Unit's specific Deed Restrictions regarding Seasonal / Seasons Displays. Not all Units permit Seasonal / Seasons displays for a 30-day duration.

Seasonal / Seasons Displays, as defined in your Deed Restrictions, allow residents to show their holiday spirit and develop esprit de corps within the community. Seasonal / Seasons Displays are temporary displays, which recognize nationally observed holidays and commonly celebrated holidays and observances.

Section 1. Seasonal Display

"Seasonal Displays" consist of temporary displays placed on the exterior area of a Homesite/Lot, including but not limited to lighting, ornaments, inflatables, figures, signage, or themed décor, which recognize or celebrate nationally observed holidays and commonly celebrated holidays and observances. Seasonal Displays are intended to remain incidental to the residential character of the Homesite. Seasonal Displays shall not, individually or collectively, become the predominant visual feature of the Homesite or materially detract from the architectural appearance of the dwelling or the planned residential appearance of the community. In determining compliance with this Rule, the District may consider the cumulative placement, concentration, arrangement, scale, and visual impact of all exterior decorative items located upon the Homesite.

Seasonal Display does not include:

- Permanent architectural elements.
- Modifying lawn ornaments with decorative elements.

Section 2. Display Periods

For purposes of enforcement, the calendar year shall be divided into four (4) display periods:

- **Winter:** December 1 – February 28/29
- **Spring:** March 1 – May 31
- **Summer:** June 1 – August 31
- **Fall:** September 1 – November 30

Section 3. Duration Limitation

- Seasonal Displays shall be permitted only as established in your Unit's Deed Restrictions and this Rule.
- The time allotted for all Seasonal Displays on a Homesite/Lot within any defined display period, whether used consecutively or non-consecutively, shall not exceed a total cumulative aggregate of thirty (30) days per display period.
- For enforcement purposes, any day on which a Seasonal Display is visible at any time shall count as one (1) full day.
- The thirty (30) day maximum set forth above is a cumulative cap per display period, not a per-display or per-installation allowance. Removal and subsequent reinstallation of Seasonal Displays shall not create a new or additional thirty (30) day period within the same display period.
- Only one (1) observance may be displayed at a time.
- Unused days shall not be carried forward into a subsequent display period.

Section 4. Maintenance and Standards

All Seasonal Displays must:

- Be temporary in nature;
- Be maintained in good repair;
- Not obstruct sidewalks, roadways, or drainage;
- Not create safety hazards;
- Not create a nuisance to surrounding properties;
- Not damage District property or adjacent property.
- Not supersede any limitations or circumvent limitations set forth in ARC Manual. Example: The total number of flagpoles displayed on a Homesite at any time, including those used in connection with a Seasonal Display, shall not exceed what is expressly permitted.

Section 5. Excessive Seasonal Displays

Notwithstanding compliance with the duration limitations contained in Section 3, Seasonal Displays shall remain incidental to the residential character of the Homesite. Seasonal Displays shall not be installed, arranged, maintained, or expanded in a manner that causes the display, either alone or in conjunction with other exterior decorative items, to become the predominant visual feature of the Homesite or materially detract from the appearance and character of the surrounding neighborhood. In determining whether a Seasonal Display is excessive, the District may consider, among other relevant factors:

- whether the display substantially obscures, dominates, or detracts from the architectural features of the dwelling;
- whether decorative items are dispersed throughout multiple areas of the Homesite rather than incorporated into a coordinated display;
- whether Seasonal Display items are combined with permanent decorative items, lighting, banners, flagpoles, lawn ornaments, potted plants, or other exterior features in a manner resulting in an excessive overall display;
- whether the cumulative arrangement, concentration, and scale of decorative items materially alters the residential appearance of the Homesite;
- whether the overall display is proportionate to the size, configuration, and architectural character of the Homesite; and
- whether the cumulative display materially affects the appearance and character of the surrounding neighborhood.

The District shall evaluate the totality of the circumstances, and no single factor shall be controlling. Compliance with this Section shall not preclude the District from determining that the cumulative combination of Seasonal Display items and other permanent exterior decorative features located upon the Homesite constitutes a violation of the District's Maintenance / Neat and Clean Standards. Conversely, compliance with the Maintenance / Neat and Clean Standards shall not relieve a Homesite Owner from complying with the specific limitations applicable to Seasonal Displays. These provisions are intended to be complementary and independently enforceable.

Signs

No sign of any kind shall be displayed to public view on a Homesite or any dedicated or reserved area without prior written consent, except customary name and address signs and one sign advertising a property for sale or for rent which shall be no larger than twelve (12) inches wide and twelve (12) inches high and which shall be located wholly within the Home and only visible through a window of the Home with the following exceptions:

- **Security:** Small decals or small signs may be placed on doors, windows, and planting beds next to the house.
- **Lawn Care:** State law allows for a sign to be placed on newly treated lawns until dry.

Trucks, Boats, and RV Parking

~~No trucks in excess of 3/4 ton size*, boats, or recreation vehicles shall be parked, stored, or otherwise remain on any Lot except for (a) service vehicles located thereon on a temporary basis while performing a service for a resident or (b) vehicles fully enclosed in garages located on the Lot.~~ *Please refer to the deed restrictions specific to your property for details on parking restrictions, including but not limited to trucks, boats, and recreational vehicles*

- The tonnage of a vehicle describes the hauling capacity and not the weight of the vehicle. Example: A Ford F150 is classified as a 1/2 ton vehicle, Ford F250 is a 3/4 ton size vehicle, and a

Ford F350 is a 1 ton vehicle. Anything larger than the F250, for example, Dooley or a Fifth-wheel, is considered in excess of 3/4 ton and would not be allowed to remain on the Homesite.=

- ~~• Inoperable Vehicles — The term is defined as vehicles incapable of operation, junk vehicles or vehicles that are not licensed and/or validly registered, or a vehicle with flat or missing tire(s).~~
- ~~• For conservation and recycling of waste, vehicles in the process of being washed may be parked on the grass or lawn for a temporary period while being washed but must be removed immediately following the washing.~~

The following exceptions apply:

- Campers, Winnebago's, and other RVs are allowed on the driveway not to exceed 72 hours (3 days) provided they are not ~~plugged in or~~ inhabited. This allowance is made to accommodate the packing and unpacking of the RV.
- **Vehicle Repair**, under no conditions should vehicles be repaired in the driveway except for minor repairs such as flat tire repair, tire inflation or detailing.

Enforcement Provisions

- I. **Enforcement Authority:** The District retains the sole authority to interpret and enforce these Standards. The determination of whether a condition constitutes a violation shall be made in the reasonable discretion of the District or its designated hearing officer.
- II. **Continuing Violations:** Each day a violation continues after final determination may constitute a separate violation subject to fine as permitted by governing documents.
- III. **Severability:** If any provision of these Standards is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

EXTERNAL DEED RESTRICTION STANDARDS VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11

Purpose: The purpose of these External Deed Restriction Standards is to supplement and further clarify those items identified and/or defined in the Declaration of Restrictions for those properties located within the boundaries of the Village Community Development District No. 11 (“District”) and to identify, clarify and interpret the adopted Rule to Bring About Deed Compliance (“Rule”) relating to the exterior appearance or use of real property within its boundaries. These Standards are intended to supplement and interpret the Declaration of Restrictions and the Rule to Bring About Deed Compliance. In the event of any conflict between these Standards and the Declaration of Restrictions, the Declaration of Restrictions shall control. The District retains the sole interpretive authority regarding the application and enforcement of these Standards. The following are general interpretations of the Rule for the District:

Air Conditioners

Window air conditioners are prohibited, and only central air conditioners are permitted.

Alterations, Modifications, and Changes

The District is responsible for approving alterations, changes, or modifications to Homesites and the exterior appearance and structure of the Home. No after-market change should be made to any Homesite or Home without first obtaining District approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions, re-paintings, and room additions to the home. District approval may be via an Architectural Review Hearing Officer created by District Resolution or inter-local agreement in furtherance of the architectural review process.

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

Community Standards Department

The department responsible for carrying out deed compliance for certain exterior deed restrictions as described in the Rule.

Complainant

An individual who makes a complaint and starts the deed compliance process.

Deed Compliance Staff

Members of the District Community Standards Department who are charged with making calls, inspecting property, and carrying out departmental duties.

Exterior Lighting

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

Where applicable, 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.

External Deed Restrictions

Are those deed restrictions adopted by the Rule.

External Noise

External noise refers to sounds being made outside of the home, for example, lawn mowers or lawn equipment, radios, amplified music, etc., which must be kept to a moderate level. Quiet hours are from 10:00 p.m. until one hour before daybreak.

Fence

Fences include, but are not limited to, vertical structures or dividing instrumentalities.

Garbage/Trash

Some restrictions state that all garbage shall be contained in plastic bags and placed curbside no earlier than the day before scheduled pickup. The day before scheduled pickup shall mean garbage/trash shall not be placed curbside earlier than 5:00 p.m.

Hedges

Hedges are defined as a contiguous grouping of shrubs.

Inoperable Vehicles

Inoperable Vehicles are vehicles that: (1) are incapable of operation; (2) are not licensed and/or registered; or (3) have a flat or missing tires. Vehicles must be capable of operation and proof of such shall be demonstrated to District staff, upon request.

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
- Notwithstanding the foregoing, low-voltage landscape lighting used solely to illuminate trees or architectural features of the home may be directed upward, provided such lighting is of low intensity, properly shielded where practicable, and does not create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas. This provision shall not affect the separate standards governing low-voltage flagpole lighting.
- 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 size of the homesite / lot and shall not create an appearance materially different from the surrounding neighborhood.

Lawn Ornaments

Lawn ornaments include freestanding decorative objects constructed of manufactured materials placed outside the footprint of the home, including statues, figurines, wind devices, and artificial plants. Enforcement shall be content-neutral without regard to theme, viewpoint, or message. However, pots and planters designed and constructed for plant use are permitted so long as they are used for their intended purpose. The inclusion or attachment of flowers or plants to a man-made ornament, not originally constructed for plant use, does not change the item from a lawn ornament to landscaping. The word 'lawn' includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth, or any other material outside the structure (footprint) of the home. The following is intended as a partial reference list of lawn ornaments: any man-made statue or figure (including religious symbols), wind chimes, plastic or silk flowers, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures.

Maintenance/ Neat and Clean

Maintenance means exercising reasonable care to keep buildings, landscaping, lighting, lawns, and related improvements in good condition.

Landscaping maintenance requires following generally accepted garden-management practices to promote a healthy, weed-free environment for optimal plant growth. Mowing requirements include weed removal.

Homes and lots are expected to be kept free of external unused items, junk, construction material, and other debris. Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner.

Specific Maintenance Standards

1. Mowing, Weeding and Edging Requirements

- Standard: Mowing requirements include weed removal. Grass is considered overgrown when it reaches 8 inches in height.

2. Pressure Washing and Home Exterior Requirements

- Standard: Properties must maintain clean exterior surfaces including homes, driveways, walkways, fences, and walls. Home siding must be kept clean from algae/mold growth and vine growth.

3. Hedge and Shrubbery Requirements

- Standard: Shrubbery must be maintained so it does not extend to soffits and/or rain gutters of the home and must not obstruct entry to the front door. Hedges are defined as a contiguous grouping of shrubs. In villa units, shrubbery and plantings must be maintained at least two (2) feet away from the neighboring home. Please review your deed restrictions for required hedge height requirements for your Unit.

4. Lawn and Landscaping Standards

- Sodding Requirements: When sodding is required, acceptable turf grasses include St. Augustine, Bahia, Empire Zoysia, Bermuda, or other approved varieties. Lawns must be free of bare or dead spots exceeding approximately 1½ feet in diameter.
- Approved Alternatives: Florida-Friendly ground cover is permitted as a sod substitute. Rock or artificial turf (silk, plastic, or other materials) are not approved sod substitutes.

5. Landscaping Debris and Rogue Vine Growth Requirements

- Standard: Lawns must be kept free from landscaping debris including fallen palm fronds, tree limbs, shrubbery or hedge clippings, and any other landscape vegetation not originally planted by the developer or homeowner. Home siding and landscaping must be kept clean from rogue vine growth.

6. Exterior Appearance and Property Maintenance

In addition to the physical maintenance requirements set forth in these Standards, all Homesites shall be maintained in a neat, orderly, and aesthetically compatible condition consistent with the appearance and character of the community. When evaluating compliance with this Standard, the District may consider:

- The concentration of exterior decorative items within the front or side yard areas;
- The number of separate decorative display areas located throughout the Homesite;
- The cumulative presence of flags, flagpoles, banners, decorative lighting, display stands, potted plants, and similar decorative features;
- Whether decorative items dominate or substantially detract from the appearance of the dwelling itself;
- Whether the exterior condition of the Homesite creates an appearance materially different from the surrounding neighborhood due to the concentration or placement of decorative features;
- Whether decorative items have been arranged in a manner that creates an overcrowded or disorganized appearance when viewed from the roadway or adjacent properties.

In determining whether a Homesite is being maintained in a neat and clean condition, the District may consider the cumulative placement, concentration, scale, arrangement, and visual impact of all exterior decorative items. An exterior condition may be deemed excessive when the decorative items, viewed collectively, become the dominant exterior feature of the Homesite, materially detract from the architectural appearance of the dwelling, or materially alter the residential appearance and character of the neighborhood. The District shall evaluate the totality of the exterior conditions, and no single factor shall be determinative.

Nuisance Definition

Nuisance means any use of exterior/landscape lighting on a property that unreasonably interferes with the use and enjoyment of neighboring properties or adversely affects the public health, safety, or welfare. Exterior/landscape lighting constitutes a nuisance when it produces excessive glare, brightness, or light trespass beyond the boundaries of the property, such that it causes discomfort, distraction, or loss of visibility to adjoining property owners, occupants, or motorists. A nuisance may be found where lighting is improperly directed, unshielded, or of such intensity or duration that it disrupts normal nighttime use of adjacent properties, intrudes into residential dwellings, or alters the character of the surrounding area beyond what is reasonable under the circumstances.

Owner

Owner shall mean the owner(s) of record according to the Property Appraiser's records in the county in which the violation exists. The owner(s) may or may not be the person living in the home.

Painting

Home repainting is not considered an alteration, modification, or change requiring ARC approval if the chosen color is the original color at the time of construction. If the chosen color is not the original color at the time of construction ARC approval is required, along with color swatches and photographs of the home and neighboring homes. Please refer to the District's Architectural Review Manual for District 11 for additional information regarding home repainting.

Seasonal Displays

Note: please abide by your Unit's specific Deed Restrictions regarding Seasonal / Seasons Displays. Not all Units permit Seasonal / Seasons displays for a 30-day duration.

Seasonal / Seasons Displays, as defined in your Deed Restrictions, allow residents to show their holiday spirit and develop esprit de corps within the community. Seasonal / Seasons Displays are temporary displays, which recognize nationally observed holidays and commonly celebrated holidays and observances.

Section 1. Seasonal Display

"Seasonal Displays" consist of temporary displays placed on the exterior area of a Homesite/Lot, including but not limited to lighting, ornaments, inflatables, figures, signage, or themed décor, which recognize or celebrate nationally observed holidays and commonly celebrated holidays and observances. Seasonal Displays are intended to remain incidental to the residential character of the Homesite. Seasonal Displays shall not, individually or collectively, become the predominant visual feature of the Homesite or materially detract from the architectural appearance of the dwelling or the planned residential appearance of the community. In determining compliance with this Rule, the District may consider the cumulative placement, concentration, arrangement, scale, and visual impact of all exterior decorative items located upon the Homesite.

Seasonal Display does not include:

- Permanent architectural elements.
- Modifying lawn ornaments with decorative elements.

Section 2. Display Periods

For purposes of enforcement, the calendar year shall be divided into four (4) display periods:

- **Winter:** December 1 – February 28/29
- **Spring:** March 1 – May 31
- **Summer:** June 1 – August 31
- **Fall:** September 1 – November 30

Section 3. Duration Limitation

- Seasonal Displays shall be permitted only as established in your Unit’s Deed Restrictions and this Rule.
- The time allotted for all Seasonal Displays on a Homesite/Lot within any defined display period, whether used consecutively or non-consecutively, shall not exceed a total cumulative aggregate of thirty (30) days per display period.
- For enforcement purposes, any day on which a Seasonal Display is visible at any time shall count as one (1) full day.
- The thirty (30) day maximum set forth above is a cumulative cap per display period, not a per-display or per-installation allowance. Removal and subsequent reinstallation of Seasonal Displays shall not create a new or additional thirty (30) day period within the same display period.
- Only one (1) observance may be displayed at a time.
- Unused days shall not be carried forward into a subsequent display period.

Section 4. Maintenance and Standards

All Seasonal Displays must:

- Be temporary in nature;
- Be maintained in good repair;
- Not obstruct sidewalks, roadways, or drainage;
- Not create safety hazards;
- Not create a nuisance to surrounding properties;
- Not damage District property or adjacent property.
- Not supersede any limitations or circumvent limitations set forth in ARC Manual. Example: The total number of flagpoles displayed on a Homesite at any time, including those used in connection with a Seasonal Display, shall not exceed what is expressly permitted.

Section 5. Excessive Seasonal Displays

Notwithstanding compliance with the duration limitations contained in Section 3, Seasonal Displays shall remain incidental to the residential character of the Homesite. Seasonal Displays shall not be installed, arranged, maintained, or expanded in a manner that causes the display, either alone or in conjunction with other exterior decorative items, to become the predominant visual feature of the Homesite or materially detract from the appearance and character of the surrounding neighborhood. In determining whether a Seasonal Display is excessive, the District may consider, among other relevant factors:

- whether the display substantially obscures, dominates, or detracts from the architectural features of the dwelling;

- whether decorative items are dispersed throughout multiple areas of the Homesite rather than incorporated into a coordinated display;
- whether Seasonal Display items are combined with permanent decorative items, lighting, banners, flagpoles, lawn ornaments, potted plants, or other exterior features in a manner resulting in an excessive overall display;
- whether the cumulative arrangement, concentration, and scale of decorative items materially alters the residential appearance of the Homesite;
- whether the overall display is proportionate to the size, configuration, and architectural character of the Homesite; and
- whether the cumulative display materially affects the appearance and character of the surrounding neighborhood.

The District shall evaluate the totality of the circumstances, and no single factor shall be controlling. Compliance with this Section shall not preclude the District from determining that the cumulative combination of Seasonal Display items and other permanent exterior decorative features located upon the Homesite constitutes a violation of the District's Maintenance / Neat and Clean Standards. Conversely, compliance with the Maintenance / Neat and Clean Standards shall not relieve a Homesite Owner from complying with the specific limitations applicable to Seasonal Displays. These provisions are intended to be complementary and independently enforceable.

Signs

No sign of any kind shall be displayed to public view on a Homesite or any dedicated or reserved area without prior written consent, except customary name and address signs and one sign advertising a property for sale or for rent which shall be no larger than twelve (12) inches wide and twelve (12) inches high and which shall be located wholly within the Home and only visible through a window of the Home with the following exceptions:

- **Security:** Small decals or small signs may be placed on doors, windows, and planting beds next to the house.
- **Lawn Care:** State law allows for a sign to be placed on newly treated lawns until dry.

Trucks, Boats, and RV Parking

Please refer to the deed restrictions specific to your property for details on parking restrictions, including but not limited to trucks, boats, and recreational vehicles

- The tonnage of a vehicle describes the hauling capacity and not the weight of the vehicle. Example: A Ford F150 is classified as a 1/2 ton vehicle, Ford F250 is a 3/4 ton size vehicle, and a Ford F350 is a 1 ton vehicle. Anything larger than the F250, for example, Dually or a Fifth-wheel, is considered in excess of 3/4 ton and would not be allowed to remain on the Homesite.

The following exceptions apply:

- **Campers, Winnebago's, and other RVs** are allowed on the driveway not to exceed 72 hours (3 days) provided they are not inhabited. This allowance is made to accommodate the packing and unpacking of the RV.

- **Vehicle Repair**, under no conditions should vehicles be repaired in the driveway except for minor repairs such as flat tire repair, tire inflation or detailing.

Enforcement Provisions

- I. **Enforcement Authority:** The District retains the sole authority to interpret and enforce these Standards. The determination of whether a condition constitutes a violation shall be made in the reasonable discretion of the District or its designated hearing officer.
- II. **Continuing Violations:** Each day a violation continues after final determination may constitute a separate violation subject to fine as permitted by governing documents.
- III. **Severability:** If any provision of these Standards is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM:
DATE: July 7, 2026
SUBJECT: Old Business Status Update

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Old Business Status Update



**Village Community Development District No. 11 Old Business Status Update –
July 2026**

	Item	Date Added	Assigned Department	Status Update (If Applicable)	Complete
1	Hold Deed Compliance Public Hearing on July 7, 2026.	5/5/2026	Admin	On agenda.	X

Non-VCDD No. 11 Items					
	None				

The Villages®
Community Development Districts
District II

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Jennifer Liunoras, Finance Director
Brandy Cook, Budget Director
DATE: July 7, 2026
SUBJECT: Financial Statements

ISSUE:
Financial Statements as of May 31, 2026

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Financial Statement
2. Cash & Investment Summary

The Villages®

Community Development Districts

District 11

Financial Statement Summary **As of May 31, 2026**

Summary

The District is projected to achieve its budgeted revenues for FY 2025-26, while expenditures are trending below plan. This performance positions the District for a stronger year-end working capital outcome.

Revenues

Year-to-date revenues of \$1,462,470 were up 0.1% from the prior year amount of \$1,460,337. The District remains on track to meet or surpass its FY 2025-26 revenue budget. The District did not increase its Maintenance Assessment for FY 2025-26, so revenue changes were based on collections and changes in Investment Income.

- The District collected 97.1% of the budgeted maintenance assessments to date, compared with 99.8% at the same point last year. This reflects a year-over-year decline in collection performance.
- Investment earnings totaled \$138,340 through May 31, 2026, representing a 38.3% increase over the \$100,064 earned through May 31, 2025. Realized LTP gains increased by \$11,368 to \$30,065, a 60.8% increase. Additionally, there were \$36,863 in Unrealized LTP gains reported as of May 31st.
- 81.7% of the portfolio is Short-term Fixed income securities. The rate of return has been decreasing due to the Federal Fund rate cuts, however fewer rate cuts are expected and a stable outlook is more likely. Short-term investments are currently earning an estimated annual rate of return of 3.13% to 4.24%. The 18.3% of the portfolio, which is Long-term, reported an annualized return of 19.06%. FY 2025-26 budgeted Investment earnings are \$110,000. As of May 31, 2026, the District was at 126% of the Investment Income budget with 33% of the fiscal remaining.

Expenses and Other Changes

Year-to-date Operating Expenses of \$888,286 were 4.5% less than the prior year-to-date expenses of \$929,814. There have been no significant expenditures that would alter the District's ability to operate within the approved FY 2025-26 budget. Operating expenses are projected to be approximately 94 – 98% of the amended budget at fiscal year-end.

- Management and Other Professional services include Management fees, Deed Compliance, Technology Service and Tax Collection fees. As a category, these expenses were down \$25,852 from last year or 18%. The biggest contributors were Management fees, which decreased by \$28,467 due to the new flat rate allocation and Other Professional Services which fell from \$1,425 to \$0, as last year included non-recurring road inspection charges. Engineering Services expense grew from \$3,635 last year to \$5,670 as of May 31, 2026 due to Water Resource Management charges. As a group, the current projection is that approximately 96 – 99% of the budget will be expended at fiscal year-end.
- Utility Services include Electricity and Irrigation Water expenses. This expenditure category was up by \$686 or 1.2% when compared to last year. Through the first eight months of FY 2025-26 (66% of the fiscal year), Utility Services expenses were at 47.3% of budget. Barring any anomalies, the category is currently projected to be at 70– 80% of budget at fiscal year-end.
- Building, Landscape and Other Maintenance expenses. The category of expenses declined \$16,378 or 2.3% when compared to the same period of FY 2024-25. This was mostly attributable to Non-Recurring Landscape Maintenance costs incurred in the wake of Hurricane Milton last year. The current projection for this expense category is that approximately 94 – 97% of the budget will be utilized at fiscal year-end.

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Community Development Districts

District 11

- Other Expenses. This includes casualty and liability insurance and legal advertising. The annual insurance premium was paid in October. Other miscellaneous expenses, such as postage, printing and binding costs, and operating supplies are expended on an as-needed basis. This expense category is projected to be at 90 - 98% of budget at fiscal year-end.

Change in Unreserved Net Position

Year-to-Date increase in Unreserved Net Position of \$574,184 was \$43,661 higher than the \$530,523 increase for the same period ending May 31, 2025. The Amended 2025-26 Budget adds \$70,000 to Working Capital. Based on the projected year-end results, the addition to Working Capital will likely fall between \$90,000 and \$140,000, an improvement between \$20k and 70k.

Investment Earnings

The following table outlines the current month and year-to-date earnings by investment category:

May 2026	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST	LTIP**
Current Month Annualized Return*	3.13%	3.70%	3.71%	4.24%	3.96%	19.06%
One Month Rate of Return	0.26%	0.31%	0.31%	0.35%	0.33%	2.91%
Prior FY 2024-25	3.95%	4.49%	4.76%	4.61%	4.56%	11.59%
*Current Month Annualized Return is an annualized return based on the past 30 day performance						
**LTIP Annualized Return represents the actual return achieved over the previous 12 months						

Deed Compliance Reserve Balance

The current Deed Compliance Reserve balance as of this month end was \$943.00 in the Community Standards Fund.

The Villages®
Community Development Districts
District II

Statement of Activity						
For the Eight Months Ending May 31, 2026 (67% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 1,363,622	\$ 1,363,622	97.1%	Maintenance and Other Special Assessments	\$ 1,323,356	\$ 1,360,267	\$ (36,911)
-	-	100%	Other Income	774	6	768
<u>110,000</u>	<u>110,000</u>	<u>126%</u>	Investment Income	<u>138,340</u>	<u>100,064</u>	<u>38,275</u>
1,473,622	1,473,622	99%	Total Revenues:	1,462,470	1,460,337	2,132
			EXPENSES:			
9,714	9,714	42%	Personnel Services	4,115	3,893	222
160,551	162,051	73%	Management and Other Professional Services	117,833	143,685	(25,852)
118,450	117,950	48%	Utility Services	56,070	55,384	686
1,107,203	1,106,203	64%	Building, Landscape and Other Maintenance	704,073	720,451	(16,378)
<u>7,875</u>	<u>7,875</u>	<u>79%</u>	Other Expenses	<u>6,195</u>	<u>6,401</u>	<u>(206)</u>
1,403,793	1,403,793	63%	Total Operating Expenses	888,286	929,814	(41,529)
<u>1,403,793</u>	<u>1,403,793</u>	<u>63%</u>	Total Expenses and Other Changes	<u>888,286</u>	<u>929,814</u>	<u>(41,529)</u>
<u>\$ 69,829</u>	<u>69,829</u>		Change in Unreserved Net Position	<u>\$ 574,184</u>	<u>\$ 530,523</u>	<u>\$ 43,661</u>
			Total Cash, Net of Bond Funds	<u>\$ 4,042,392</u>	<u>\$ 3,830,765</u>	<u>\$ 211,627</u>
			Fund Balance			
			Unassigned	1,867,623	1,678,849	
			Committed R and R General	<u>2,150,000</u>	<u>2,150,000</u>	
			Total Fund Balance	<u>\$ 4,017,623</u>	<u>\$ 3,828,849</u>	<u>\$ 188,774</u>

The Villages®

Community Development Districts

District 11

CASH AND INVESTMENT SUMMARY

As of May 31, 2026

Fund Code	Account Name	Bank	Balance as of 10/01/25	Current Balance
GENERAL FUND				
001	Cash Operating	CFB	150,533.52	117,464.96
001	Cash Equiv - FLCLASS	FLCLASS	407,229.81	508,478.86
001	Cash Equiv - FLPALM	FLPALM	509,407.94	775,141.31
	Sub-total Cash & Cash Equivalents		\$ 1,067,171.27	\$ 1,401,085.13
001	Enhanced Cash-FL-FIT	FLFIT	712,709.78	880,329.96
001	Cash - FL-TRUST	FLGIT	969,087.17	987,481.43
001	Cash LTIP USB	USB	706,565.85	773,495.18
	Sub-total Investments		2,388,362.80	2,641,306.57
	Cash Balance		\$ 3,455,534.07	\$ 4,042,391.70
DEBT SERVICE FUND - TRUST ACCOUNTS				
201	Interest Fund	SBA	-	-
201	Revenue Fund	USB	1,777,685.10	1,770,149.94
201	Sinking Fund	USB	-	-
201	Prepayment Fund	USB	443,351.27	51,240.99
201	Reserve Fund	USB	2,767,474.90	2,555,633.70
			\$ 4,988,511.27	4,377,024.63
CAPITAL PROJECTS FUND				
301	Deferred Cost	USB	10,523.64	8,291.61
			10,523.64	8,291.61
	Grand Totals		\$ 8,454,568.98	\$ 8,427,707.94

The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Herschel Wiley, District Property Management Assistant Director
DATE: July 7, 2026
SUBJECT: DPM Monthly Report

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. DPM Monthly Report

DPM Monthly Report

JULY 2026



Completed Projects

- Monthly landscape maintenance including weeding, mowing, and trimming has been completed.



Upcoming and Ongoing Projects

- Landscape refresh is scheduled for Veltre Way (cul-de-sac).



Nearby PWAC Projects

- Completed fence painting from Atlas Dog Park to Dewitt Circle.
- Replaced fence boards at the 44A Wood Shop parking lot and along the Morse Boulevard fence.
- Repaired fencing along Morse Boulevard.



Nearby PWAC Projects

- Replaced the sign at Buena Vista Blvd Tunnel B20.
- Pump replacement at the water feature on 44 and Northeast Buena Vista Blvd.





Nearby PWAC Projects

- Painted the STOP sign pole and installed additional RPMs and stop bars along the multi-modal path on Morse Boulevard.





Nearby SLAD Projects

- Refreshed landscape at Allamanda VRC.



Nearby SLAD Projects

- Allamanda VRC and Hibiscus VRC restrooms have been renovated.
- Carpet at Eisenhower RRC has been replaced.
- New diamond lighting has been installed throughout the billiards room of Fish Hawk VRC.

Nearby SLAD Projects

- Fencing surrounding the sports courts of Bradenton VRC has been replaced.



The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM: Wanda Colom, Administrative Coordinator
DATE: July 7, 2026
SUBJECT: Village Community Development District No. 11 Public Hearing Updates

ISSUE:

Village Community Development District No. 11 Public Hearing Updates

ANALYSIS/INFORMATION:

Public Hearing Update Case No. D11-02-26
Public Hearing Update Case No. D11-05-26
Public Hearing Update Case No. D11-07-26

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. District No. 11 Public Hearing Case Update

Village Community Development District No. 11 Public Hearing Case Updates

Case No.	Name	Address	Violation	Public Hearing Date	Action Date	Action	Property in Compliance	Claim of Lien Filed	Fines	Legal Fees	Status
D11-02-26	Milligun, Robert & Felice	3108 Brine Way	Dead Grass	10/20/25	11/21/25-2/8/26	District will continue to monitor and fine (SWFWMD)	No	Yes	\$4,500.00	\$37.00	Unpaid
D11-05-26	James Reading	851 Kauska Way	Dead/missing sod (Reoccurring)	12/15/25	1/16/26-4/6/26	Property has been brought into compliance on 4/6/26	Yes	Yes	\$1,337.00	\$37.00	Unpaid
D11-07-26	Kapel, Milan	3074 Brine Way	Shrubbery	6/15/26		Property has been brought into compliance	Yes	No			Case Closed

The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM:
DATE: July 7, 2026
SUBJECT: Legislative Update

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

The Villages®
Community Development Districts
District 11

AGENDA REQUEST

TO: Village Community Development District No. 11
FROM:
DATE: July 7, 2026
SUBJECT: Chairman Brozick: Project Wide Advisory Committee After Agenda

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Project Wide Advisory Committee After Agenda



Project Wide Advisory Committee

District 5 - Jerry Knoll, Primary; Jerry Ferlisi, Alternate
District 6 - Randall Edgar, Primary; Tweet Coleman, Alternate
District 7 - Ed Coleman, Primary; Steve Lapp, Alternate
District 8 - Vacant, Primary; Ray Lammes, Alternate
District 9 - Dan Ruehl, Primary; Vacant, Alternate
District 10 - Steve Bova, (VC) Primary; Mark Welzel, Alternate
District 11 - Don Brozick, (C) Primary; Jan Collins, Alternate
District 12 - Dale Martin, Primary; Jon Roudabush, Alternate
District 13 - John Kerrigan, Primary; Tom Law, Alternate
Brownwood CDD - Ken Stoff, Primary

July 6, 2026 at 8:30 AM
SeaBreeze Regional Recreation Center
2384 Buena Vista Boulevard
The Villages, Florida 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: All Committee Members from Districts 5-13 and BCDD were present representing a quorum.
 - 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
 - Multiple resident comments were received providing recommended renovations for the billiard rooms. Following an overview provided by Staff and Committee Member discussion, the Committee requested that Staff work with the Billard's Club Leadership to further evaluate the recommendations provided.
 - A resident recommended installing ADA push-button door openers for restrooms at all District amenity facilities.
 - A resident expressed frustration about landscaping around a basin by his home.

Project Wide Fund (PWF)

2. New Business
 - 1.A. Approval of Minutes - The Minutes were approved with no discussion.
3. Old Business
 - 3.A. Old Business Status Update – PWF

1. Provide Brownwood maintenance map to Committee: [Maps were e-mailed to the Committee on June 23, 2026.](#)
2. Review alternative materials for Brownwood Entry Way Feature: [DPM will use alternative materials \(composite, metal, etc.\) to reduce future maintenance costs.](#)
3. Review cost of mobile speed sign for multi-modal paths (MMP): [The Committee elected not to move forward with a mobile speed sign for the MMPs.](#)

Non-PWAC Items

4. Provide hospitality hut maintenance responsibility for Spanish Springs, Sumter Landing, Brownwood and Eastport: [Staff is compiling the requested information for the Committee with District Counsel.](#)
5. Risk Management to attend upcoming meeting re: gate arm strike occurrences and recovery of costs: [Risk Management will attend the August 10, 2026 Committee meeting to provide an update on Gate Arm Stikes, Recovery Process and Statistics and ID which gates receive the "most" strikes.](#)

4. Informational Items Only

- 4.A. Capital Projects Status Update - Project Wide Fund
- 4.B. Financial Statements

Sumter Landing Amenities Division Fund (SLAD)

5. New Business

- 5.A. Review and Approval to Make a Recommendation to the Sumter Landing Community Development District to Issue a Purchase Order Utilizing Agreement #26Q-020-SLCDD-OEC with OEC Business Interiors, Inc., for Stacking Chair Replacement at the Rohan Regional Recreation Center
- 5.B. Review and Approval of the Recommendation to the Sumter Landing Community Development District to Issue a Purchase Order Utilizing Agreement #24Q-028 with G&G Construction Services for the Restroom Renovation Project at SeaBreeze Regional Recreation Center

6. Old Business

- 6.A. Old Business Status Update – SLAD

7. Informational Items Only

- 7.A. Capital Project Status Update - SLAD Fund
- 7.B. Financial Statement
- 7.C. District Manager Approved Purchase Orders \$50,000.00 to \$99,999.99

8. District Manager Reports

- 8.A. Fiscal Year 2026/2027 Committee Meeting Schedule - [Following discussion the Committee elected to maintain the current Committee meeting schedule.](#)
- 8.B. Amenity Privilege Suspension Due to Lack of Payment
- 8.C. The Villages Golf & Tennis Operations and Maintenance Quarterly Report - July 2026

- The Golf and Tennis Operation and Maintenance Quarterly Report was provided to the Committee.

9. District Counsel Reports

10. Supervisor Comments

Supervisor Ruehl requested an update regarding the amount of lumens for the SECO lighting upgrades to LED. Staff will provide an update to the Committee when available.

11. Adjourn - The meeting was adjourned at 10:46 a.m.

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 or physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.