

Due-diligence report

Sample home — Villages of Sumter Unit 24, The Villages, FL · Villages of Sumter Unit 24

Deed-restricted

Prepared 2026-07-06

Every recorded restriction on file for this home, each with the exact words and a citation. Informational only — verify with the association; not legal advice.

age limits

Community-wide

Restricted

The Villages is a 55+ community: every occupied home must have at least one resident aged 55 or older, and no one under 19 may be a permanent resident (under-19 guests may visit up to 30 days total per year).

“The Subdivision is an adult community designed to provide housing for persons 55 years of age or older. All Homes that are occupied must be occupied by at least one person who is at least fifty-five (55) years of age. No person under nineteen (19) years of age may be a permanent resident of a Home, except that persons below the age of nineteen (19) years may be permitted to visit and temporarily reside for periods not exceeding thirty (30) days in total in any calendar year period.”

The Villages — community-wide declaration, §2.24

rentals

Restricted

Renting and leasing of homes is prohibited unless the owner obtains prior written consent from the Developer.

“Renting and leasing of Homes within the Subdivision is prohibited without the prior written consent of the Developer.”

Villages of Sumter Unit 24 · p.2

short-term rentals

Restricted

Renting and leasing of homes is prohibited unless the owner obtains prior written consent from the Developer.

“Renting and leasing of Homes within the Subdivision is prohibited without the prior written consent of the Developer.”

Villages of Sumter Unit 24 · p.2

pets

Restricted

Residents are permitted to keep up to two pets (birds, fish, dogs, or cats) provided they are leashed, and owners must clean up excrement.

“Birds, fish, dogs and cats shall be permitted, with a maximum of two (2) pets per Homesite. Each Owner shall be personally responsible for any damage caused to dedicated or reserved areas by any such pet and shall be responsible to immediately remove and dispose of any excrement of such pet and shall be responsible to keep such pet on a leash.”

Villages of Sumter Unit 24 · p.3

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villagesnorm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

RVs & boats

Restricted

Recreational vehicles are prohibited from parking or remaining on any homesite or street unless they are stored within a fully enclosed garage.

“No trucks in excess of 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any Homesite or street, 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 Homesite.”

Villages of Sumter Unit 24 · p.2

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villagesnorm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

boats

Restricted

Boats are prohibited from being parked or stored on any homesite or street unless they are fully enclosed within a garage.

“No trucks in excess of 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any Homesite or street, 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 Homesite.”

Villages of Sumter Unit 24 · p.2

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villagesnorm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

parking

Restricted

Parking is restricted to non-commercial vehicles under 3/4 ton, with exceptions for service vehicles or those fully enclosed in a garage.

“No trucks in excess of 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any Homesite or street, 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 Homesite.”

Villages of Sumter Unit 24 · p.2

fences

Needs approval

No fence or barrier of any kind may be placed on a property without the prior written approval of the Developer.

“No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval of the Developer, nor shall any Owner paint or attach any object to any wall and/or fence without prior architectural review committee approval.”

Villages of Sumter Unit 24 · p.3

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villages norm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

exterior changes

Community-wide

Needs approval

Any exterior reconstruction, addition, alteration, or modification needs prior written approval (the District's Architectural Review Committee or Hearing Officer).

“After the Home has been constructed, no reconstruction, additions, alterations, or modifications to the Home, or in the locations and utility connections of the Home will be permitted except with the written consent of the Developer, or an architectural review committee appointed by the Developer.”

The Villages — community-wide declaration, §2.5

home business

Restricted

Properties are for residential use, and commercial or professional activities are prohibited if they involve inventory, equipment, or client visits.

“Properties within the Subdivision are intended for residential use and no commercial, professional or similar activity requiring either maintaining an inventory, equipment or customer/client visits may be conducted in a Home or on a Homesite.”

Villages of Sumter Unit 24 · p.2

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villages norm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

signs

Restricted

Signs are generally prohibited without Developer consent, except for small for-sale/rent signs placed inside a window and customary name/address signs.

“No sign of any kind shall be displayed to public view on a Homesite or any dedicated or reserved area without the prior written consent of the Developer, except customary name and address signs and one sign advertising a property for sale or 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.”

Villages of Sumter Unit 24 · p.3

Note: this rule comes from this property's own recorded declaration and differs from the wider The Villages norm. Neighborhoods vary, so the specific deed restriction governs this address — a neighbor in another unit may have a different rule.

setbacks

Restricted

Setbacks for garages and various yard improvements are restricted based on specifications in Exhibit A, with exceptions for original Developer construction and minor violations.

“Setbacks. (a) Front Yard Garage Setbacks. Except for garages originally constructed by Developer, garages shall not be constructed, placed, or installed within the front yard garage setbacks described in the attached Exhibit "A". (b) Front, Side, and Rear Yard Improvement Setbacks. Except for improvements originally constructed by Developer, the following shall not be constructed, placed, or installed within the front, side, and rear yard improvement setbacks described in the attached Exhibit "A": Homes, additions to Homes, garages, fences, walls, screen cages, arbors, trellises, gazebos, pools and spas (provided however, pool and spa pumps, filters, and associated equipment are not prohibited), patios, fireplaces and fire pits, outdoor living areas, and other similar improvements.”

Villages of Sumter Unit 24 · p.4

Your note: [SAMPLE REPORT — linked publicly from /report; do not delete]