

The Architectural Control Committee

When the consortium of companies that was collectively known as “the Developer” created the Villages of Homestead in the mid 1970’s, they set out to create a community that would be visually appealing and attractive to homebuyers for many years to come. To do this, they attached a set of restrictions, to each lot that they sold. These restrictions govern the manner in which the lot can be used, and a number of other aspects of the way in which the houses that are built must be configured in order to maintain a uniform and visually pleasing presentation for our community.

So what are these restrictions and where can they be found? Well, the official copies of the restriction documents (which have various names for the different portions of the Villages of Homestead) can be found in the records maintained by the Miami-Dade County Clerk of the Court. However, the official copies can be difficult to read, since the restrictions were changed by the developer a number of times in the early years, and the changes are recorded piece-meal in the official records. An easier way to read and understand these restrictions is to access the relevant documents that contain all of the compiled changes, and can be found at the website www.villagesofhomestead.com.

So what is the Architectural Control Committee? When creating our community, and establishing the restrictions mentioned above, the Developer recognized that someone needed to keep an eye on the restrictions and make sure that they were followed. The Developer also recognized that it would not be possible to anticipate everything that might come up during the next several decades concerning actions and interpretations necessary to maintain consistency with the intent of the restrictions. For this reason, the same documents that contain the restrictions, establish an Architectural Control Committee to oversee compliance with the restriction document and make any determinations that may be necessary concerning specific changes and whether or not they are consistent with both the language and intent of the restrictions.

The Architectural Control Committee (or ACC for short) is composed of a group of volunteer homeowners who are collectively familiar with the intent and content of the restriction documents and with the history of our community. The ACC operates in conjunction with the Overall Villages of Homestead Homeowners Association, not the Audubon Clubhouse Homeowners Association, although the Clubhouse, and its staff are often the recipients of questions comments and in some cases complaints about the activities of the ACC. A better way to address any issues associated with the ACC is to contact Harbor Management Company at 305-246-5687 or via email at jon@harbormanagement.us or to contact the ACC directly via email at www.villagesofhomestead@gmail.com.

To further assist in efficient communication, the following form is provided:

Architectural Control Committee Request Form: This form should be used to request review of a proposed property modification by the Architectural Control Committee. It may be submitted by using the electronic form provided on the website or via email, in which case it will receive an efficient email reply, or via hard copy by placing it in a box provided for the purpose at the Audubon Village Clubhouse.