

FAIRVIEW ESTATES ARCHITECTURAL CONTROL BOARD
2541 N. RESTON TERRACE, HERNANDO FLORIDA 34442
PHONE: 352-746-6770 / FAX: 352-746-3607

Request Form for ACB Review and Approval for **NEW HOME CONSTRUCTION**

Fairview Estates - A Deed Restricted Community

Date Submitted: _____ Date Received _____

Homeowner's Name: _____

Homeowner's Signature: _____

Fairview Estates Address: _____

Homeowner's Mailing Address: _____

City: _____ State: _____ Zip: _____

Cell Phone #: _____ Email Address _____

Builder's Name: _____

Builder's Mailing Address: _____

Builder's Phone Number: _____ Contact Person: _____

*REQUIRES ONE SET OF CONSTRUCTION PRINTS -
REAR AND BOTH SIDE ELEVATIONS, FLOOR PLAN
AND PLOT PLAN OF LOT AND CONSTRUCTION AREAS

Exterior Colors: Provide Paint
Color Chips for the following:

Doors: _____

Front Entry _____

Side Entry _____

Garage: _____

Roof: _____

Other: _____

Square Footage of Footprint:

Living Area: _____

Garage: _____

Lanai, Porch, Entry Areas: _____

Pool Area (separate from Lanai): _____

Total Square Footage: _____

***Describe all exterior and property features that affect appearance such as materials and colors if not otherwise described above or on the plan prints. Use separate page or attachment if needed.**

Concealment of any electrical, mechanical, or energy source devices and TV reception devices is required.

Indicate Concealment: Shrubbery _____ Lattice Enclosure _____

Other (describe) _____

*** ALL CONSTRUCTION/PROJECTS MUST BE STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL. IF NOT STARTED WITHIN TWELVE (12) MONTHS, HOMEOWNER WILL NEED TO RE-SUBMIT. PLEASE NOTIFY THE ACB IF YOUR PROJECT BECOMES DELAYED***

ACB APPROVAL: YES _____ NO _____

DATE: _____ APPROVAL SIGNATURE: _____

ACB Requirements Continued from page 1 for [New Home Construction](#):

SITE PLAN: Show location of residence, orientation to street(s), driveway, sidewalks, easements, utilities, swimming pool, storage building, electro-mechanical equipment and method of concealment, setback from all property lines and any other pertinent information. Submit a landscaping design plan at least 45 days prior to completion of construction.

CONSTRUCTION PLANS: Provide one (1) set of plans showing floor plan layout, front, rear, and both side elevations and sections of the structure and materials.

SETBACK FROM PROPERTY LINES: These setback dimensions are minimum.

Front: 50 feet from edge of road **Rear:** 45 feet **Each side:** 25 feet **Side at corner lot:** 40 feet

Right of way footage along the street is fifteen (15) feet. Utility easement footage is ten (10) feet along the side and rear lot lines where applicable.

ELECTRO-MECHANICAL EQUIPMENT: Must be concealed (out of sight) as viewed from the street. This applies to both streets in the case of a corner lot. Suggested method of concealment is the use of a rigid material such as lattice, concrete or pressure treated wood, or the use of shrubbery. This must be included in your planning and shown on your plans if not otherwise indicated on page 1. Electro-mechanical equipment includes heat pumps, air conditioning units, swimming pool pumps and associated equipment, well water pumps and tanks, water softeners, fuel tanks, renewable energy source devices mounted on the ground, garbage/trash containers, and TV reception/antenna/dish larger than one (1) meter. Contact the ACB for more specific details/restrictions.

REQUIREMENTS OF THE BUILDER/OWNER:

1. Submit the request for approval at least forty-five (45) days prior to construction
2. Only clearing of the home site is allowed prior to receiving approval for construction
3. Containment of any exposed soil from erosion onto adjacent private property or public areas
4. No construction is allowed until the ACB has exhausted its thirty (30) days for the approval process and fifteen (15) days to notify the homeowner of approval in writing
5. Maintain the building site in a clean, safe condition by providing an enclosure or receptacle for trash, scrap, and debris.
6. A landscaping plan must be submitted to the ACB at least 45 days prior to completion of the home.

A request for variance from any covenant concerning residential construction, landscape or maintenance items concerning the home or landscaping must be submitted in writing on the **REQUEST FORM FOR ACB REVIEW AND APPROVAL--OTHER** (other than New Construction form) and submitted for approval by the ACB prior to any work being started. Contact the ACB for specific questions, concerns, or interpretations.

A booklet containing the covenants and restrictions for Fairview Estates is available to all owners. The current contact for the ACB is Jim Roosevelt, Vice Chairman, at 352-201-0543. Additional copies of this request form are available by contacting Jim Roosevelt, ACB Chairman, or the Community Manager (CAM), Lisa Dobyanski at Villages Services at 352-746-6770 ext. 112. The form is also available on the Association website: www.fairviewstates.net

REVISED March 16, 2022