

**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

in 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 projects other than New Home Construction:
Revised 11.15.2023:**

SITE PLAN (if appropriate): Show location of proposed project in relation to the 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.

CONSTRUCTION PLANS (Garage, Storage Building or Pool): 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:

Covenant setbacks: All measurements are a minimum and measured to the actual platted property lot line.

From the lot line: Front: 35 feet **Rear:** 45 feet **Each side:** 25 feet **Side at corner lot:** 40 feet

From edge of pavement (approximately) - Front: 50 feet. Side at corner lot: 55 feet. Both are inclusive of 15 feet of the 25-foot roadway easement.

From the center of the road there is a Covenant created 25-foot installation and maintenance utility easement.

Along the rear yard lot line there is a Covenant created ten (10) foot utility installation and maintenance easement.

GARAGE/STORAGE BUILDING: Storage buildings are limited to a maximum of 196 square feet total and a height of 8 feet (not including the roof). Either a Garage or Storage Building must be built on a concrete slab and constructed to match the appearance (architecture) of the residence. A door larger than 36 inches x 80 inches cannot face the street. The Storage Building may be located between the rear elevation of the residence and the side lot lines within the above setback criteria. A Garage area larger than 196 square feet total is allowed so long as it is attached to (by a breezeway, arch or lanai) or is an integral component of the residence. Architecture and overall appearance are of primary concern.

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, fixed electric generators, 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 OWNER/CONTRACTOR (if used):

1. Submit the request for approval at least forty-five (45) days prior start of the project.
2. Containment of any exposed soil from erosion onto adjacent private property or public areas.
3. No project work 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.
4. Maintain the building site in a clean, safe condition by providing, and using a well maintained enclosure or receptacle for trash, scrap, and debris.

A request for deviation from any covenant concerning garage/storage building /pool construction, landscape or other items concerning the project must be submitted in writing on page 1 of this 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 ACB Chairman is Jim Roosevelt (352-201-0543). Additional copies of this request form are available by contacting Jim Roosevelt or the Property Manager, Lisa Dobyanski, at Villages Services at 352-746-6770. The form is also available on the Association website: www.fairviewestates.net