

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
CHANGES TO PROPERTY (OTHER THAN 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: _____

Contractor's Name(If being used for project): _____

Contractor's Phone Number: _____ Contact Person: _____

This Change Request Form is for the following (check all that apply):

Additional Garage (Attached to home ONLY) _____ Storage Building _____ (Cannot exceed 196 sq. ft.)
Landscaping..... _____ Changes to Appearance of Property/Structure(s) _____
Fence (incl. height)... _____ Renewable Energy Source Device (Solar Panels) _____
House Repaint..... _____ TV Reception Device (include location and size) _____
Roof Replacement..... _____ Other Projects (Please Describe) _____
Pool/Enclosure..... _____ _____
Gazebo/Arbor/Trellis _____ _____
Materials To Be Used _____ Colors _____

Garage/Storage Building Construction:

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

Exterior: Provide Paint color/chip
and roof color, both must match the
existing home

Total Square Footage: _____

Pool/Enclosure construction, fences, gazebos, etc. layout must be described in an accompanying visual lot plot plan

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

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

Indicate Concealment: Shrubbery _____ Lattice Enclosure _____
Other (describe) _____

ACB Approval-YES ___ **NO** ___ **Date** _____ **Signature** _____

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 Requirements Continued from page 1 for Projects Other than New Home Construction:

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: These setback dimensions are minimum.

Front: 50 feet (from the 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.

GARAGE/STORAGE BUILDING: Storage building is 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 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, 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 an enclosure or receptacle for trash, scrap, and debris.

A request for variance 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 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