

Fairview Estates Architectural Control Board
2541 N Reston Terrace, Hernando, FL. 34442,

Request Form for ACB Review and Approval for Development of
Property in Fairview Estates a Deed Restricted Community

Homeowner's Name (first) _____ (last) _____
Fairview Estates Address _____
Homeowner's present Address _____
City _____ State ____ Zip _____ Phone No. () _____
Builder's Name _____ Contact Person _____
Mailing Address _____ Phone No. () _____

This Request is for one or more of the following:

New Construction... _____	Changes to Appearance of Property/Structures _____
Residence..... _____	Renewable Energy Source Device (solar panel) _____
Workshop..... _____	TV Reception Devices for location and size..... _____
Storage Building..... _____	Other..... _____
Landscaping _____	Describe _____
Fence _____	_____
Paint Colors..... _____	Materials _____ Colors _____

New Construction:

Requires one set of Construction Prints. Front,
Rear and both Side Elevations, Floor Plan and a
Plot Plan of the Lot and Construction areas.

Exterior Colors Provide Paint
Mfg/Brand, Color No. Name &
Sample of Color Chip

Model Name _____
Custom Design _____

Walls _____
Trim _____

Square Footage of foot print
Living Area..... _____
Garage..... _____
Lanai, Porch, Entry Areas... _____
Pool Area..... _____
Total Square Footage..... _____

Doors:
Front Entry _____
Side Entry _____
Garage _____
Roof _____
Other (describe) _____

Attach Color Sample Here or along left Margin

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 necessary.

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

Indicate: SHRUBBERY _____ LATTICE ENCLOSURE _____
OTHER (describe) _____

ACB Approval: YES ____ NO ____ DATE _____ SIGNATURES _____

ACB Requirements continued from page 1.

SITE PLAN: Show location of residence, orientation to street or streets, driveway, sidewalks, easements, utilities, swimming pool, storage/workshop building, electro-mechanical equipment and method of concealment, setback from property lines and any other pertinent information.

CONSTRUCTION PLANS: Provide one set of plans showing floor layout, front, rear and the two side elevations and sections of the structure and materials.

SETBACK FROM PROPERTY LINES: Front - 35 feet, Rear - 45 feet, each Side - 25 feet, Side at corner lot - 40 feet. These setback dimensions are minimum. Right of way footage along the street is 15 feet and utility easement footage is 10 feet along the side and rear lot lines where applicable.

THE GARAGE DOOR or garage doors used for automobiles must not face the street of residency to the extent that the door wall does not exceed an angle of 30 degrees from a normal plane to the street. The door must not exceed a height of 9 feet. Corner lots will receive special consideration according to the needs.

A **STORAGE / WORKSHOP BUILDING** 14 feet in length x 14 feet in width x 8 feet in height is allowed; 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 of residency. This building may be located between the rear elevation of the residence and the rear and side lot lines within the above setback criteria. A storage / workshop area larger than the 14 foot square x 8 foot height size is allowed so long as it is attached to or is an integral component of the residence. No door greater than 9 feet in height is allowed. Architecture and overall appearance is a 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, and must be comprehended 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 1 meter. Contact the ACB for more specific details and restrictions.

REQUIREMENTS of the BUILDER/Owner:

- 1 - Submit the request for approval form at least 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 30 days for the approval process and 15 days to notify of approval.
- 5 - Maintain the building site in a clean safe condition by providing an enclosure or receptacle for trash, scrap and debris.

A request for a variance from any covenant concerning residential construction, landscape or maintenance items concerning the home or landscaping must be submitted in writing on page 1 of this form and submitted for approval by the ACB prior to any work. Contact the ACB for specific questions, concerns and interpretations.

A booklet containing the covenants and restrictions for Fairview Estates is available to all owners and those who have a need. The current contact for the booklet is Judy Whitney at (352) 860-1007. Owners are encouraged to use an approved mailbox at no cost. The current contact is Ken Dolan at (727) 232-0868. The current ACB chairman is Judy Whitney. Additional copies of this request form are available by contacting Judy Whitney, ~~PHILIP GILBERT (352) 728-1212~~ or Villages Services Cooperative at (352) 746-6770. The form will also be available on the Association web site at <http://www.fairviewestates.net>.