

A photograph of a curved stone wall with the name 'Fairway Cove' in a large, black, cursive font. Below the wall is a row of green hedges, and in the foreground, there is a large bed of pink and white flowers. A black light fixture is visible on the hedges.

Fairway Cove

COMMUNITY GUIDE

Fairway Cove

About Fairway Cove

Located in the heart of Orlando's MetroWest, Fairway Cove is a community of 138 single family homes. Six miles from downtown Orlando, Fairway Cove is a picturesque community nestled between Lake Hiawassee's sparkling waters and the lush greens of MetroWest Golf Club.

At least 14 homes are located on the eastern shore of the private Lake Hiawassee, while 13 homes back up to the golf course.

Developed through the years 1988-2001, every home in Fairway Cove is unique with no two homes the same. Many homes in the community range in size between 1,969 square feet to 3,381 square feet of living space.

Fairway Cove is home to a diverse group of residents, ranging from original homeowners to new homeowners.

Operated by a board of five Homeowners Association volunteer resident board members and a Community Association Manager, Fairway Cove strives to ensure a safe and tranquil community for residents to enjoy. The community includes plenty of walking and biking space, plus seating around two beautiful ponds where an array of wildlife are regular visitors.

The Fairway Cove Homeowners Association's Board of Directors approved original publication of this guide December 14, 2023.

Fairway Cove

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Fairway Cove

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Fairway Cove

COMMUNITY MANAGEMENT



KERON PRASHAD
Community Association Manager

Vista Community Association Management
on behalf of Fairway Cove Homeowners Association

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Office Email: Info@VistaCAMFL.com

Homeowner Portal
Portal.VistaCamFL.com



Association Dues

2024 Annual association dues totaling \$1,425 (2024) are due quarterly (\$356.25) by:

Quarter 1: **January 1, 2024**

Quarter 2: **April 1, 2024**

Quarter 3: **July 1, 2024**

Quarter 4: **October 1, 2024**

Homeowners may also opt to pay the association dues in full at the beginning of the year. Payments are due on the 1st of the months listed above and are considered late after the 10th. The late fee is 18% APR.

Balance Inquiries Only

Phone: 407-682-3443 Ext. 8

Email: Billing@VistaCAMFL.com

Website: www.VistaCAMFL.com

Homeowner Portal: <https://portal.vistacamfl.com>

If you would like a copy of the Year End Financial Report, submit your request in writing to:

Vista Community Association Management

Attn: Accounting Department

323 Circle Drive

Maitland, FL 32751

Association Dues

5 Ways To Pay

Truist Automatic Payment (ACH)

www.Truist.com/Payments

Bill Pay #, Unit # and Serial #
located on coupon

(No charge for service)

Pay Online

www.Truist.com/Payments

Bill Pay #, Unit # and Serial #
located on coupon
(E-Check-Free, Debit-\$4.95, Credit Card 2.95%)
Processing time up to 4 business days

BillPay

Online banking, direct pay or bill pay from your bank.
Account number = Bill Pay account number located on coupon

Mail to: P.O. Box 628207 Orlando, FL 32862-8207
(Convenience Fees may apply from your bank)

Processing time 7-10 business days for mailing

Pay by Mail

P.O. Box 628207
Orlando, FL 32862-8207

Must include coupon or Bill Pay #
located on coupon

Only one coupon and one check per envelope

Processing time 7-10 business days for mailing

Pay at Truist Bank Branch

Payment accepted at branch
with coupon

Processing time 1-2 business days

Community Contacts

Fairway Cove Homeowners Association		HOAFairwayCove@gmail.com
Vista Community Association	407-682-3443	Info@VistaCAMFL.com MMurphy@VistaCAMFL.com
MetroWest Master Association	407-601-5995	MWMA.Admin@CFL.RR.com
MetroWest Public Safety	407-473-2021	Contact@MetroWestPublicSafety.com
Orlando Police Department (Non Emergency)	321-235-5300	www.CityOfOrlando.net/Police
Orange County Sheriff's Office	407-836-4357	www.OCSO.com
Crimeline	800-423-TIPS (8477)	www.Crimeline.com
Orange County Animal Control	407-836-3111	www.OrangeCountyAnimalServicesFL.net
Florida Abuse Hotline (Child/Elder Abuse)	800-962-2873	MyFLFamilies.com/services/abuse/abuse-hotline
Florida Fish and Wildlife	888-404-FWCC (3922)	
Orange County Public Schools	407-317-3200	www.ocps.net
City of Orlando Code Enforcement	407-246-2686	CodeEnforcement@Orlando.Gov
City of Orlando Waste Management	407-246-2314	SWCustomerSVC@Orlando.Gov
City of Orlando Streets and Stormwater	407-246-2238	StormWater@Orlando.Gov
Orlando Utilities Commission (OUC)	407-423-9018	www.OUC.com

Community Services

TRASH / RECYCLING / YARD WASTE

The City of Orlando provides trash, recycling, and yard waste pick up services.

TRASH Pick Up: **Tuesdays** (1x Week)

YARD WASTE Pick Up: **Wednesdays** (1x Week)

RECYCLING Pick Up: **Fridays** (1x Week)

*Large Item pick up is available through the City upon request:
<https://www.orlando.gov/Trash-Recycling/Get-Large-Items-Picked-Up>*

Orange County Landfill
5901 Young Pine Road, Orlando
Phone: 407-836-6601

The closest option to Fairway Cove is the Porter Transfer Station
1326 Good Homes Road, Orlando
Phone: 407-836-6601

STREET SWEEPING

City of Orlando sweeps streets twice a month, but not always on a consistent schedule. When possible, the city may provide advance notice of sweeping services schedule, but not always.

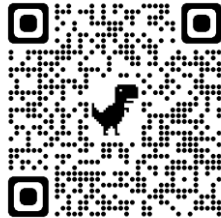
COMMUNITY STANDARDS GUIDE

Homeowners take great pride in living in Fairway Cove and desire having a safe and well-maintained community.

This Standards Guide is meant to help residents easily understand the highlights of Fairway Cove's Governing Documents and Covenants and the standards to which weekly inspections are based on.

This guide is not all encompassing, but addresses the most common aspects of weekly community inspections and other standards that may require enforcement. This guide is meant to help better inform residents of guidelines and to help address issues before notices and violations are necessary to be issued.

[Fairway Cove Governing Documents](#)



Weekly Inspections

Vista Community Association Management conducts weekly inspections of Fairway Cove on behalf of the Homeowners Association.

All inspections are done from the view of public right of ways and are focused on ensuring a property is kept in a clean and maintained condition.

When necessary, Vista Community Association Management will address standards issues on behalf of the board by first providing a homeowner a courtesy letter.

A courtesy letter will contain a description and photo(s) of the issue needing to be addressed, a recommended course of action, and a request to comply within 30 days.

Our CAM will follow up in subsequent inspections to ensure compliance. Repeated attempts to resolve a standards violation without homeowner action may result in legal action at the homeowner's expense.

Some violations may require immediate resolution, such as vehicles improperly parked on the property.

Notice Timeline

Courtesy Letter : Second Notice : Final Notice : Attorney

FAIRWAY COVE

COMMUNITY STANDARDS GUIDE

Topics Listed Below in Alphabetical Order

Exterior Condition

In order to maintain the standards of Fairway Cove, owners are responsible for ensuring the condition their properties are well maintained.

This includes abiding by the community's rules and standards by ensuring home projects are completed in a timely manner, and the physical home and landscaping are kept in a good, clean, neat, attractive condition.

Air Conditioning, Heating, Generator Equipment

All air conditioning and heating units shall be shielded and hidden so that they shall not be readily visible from any adjacent Street or Lot. Wall air conditioning units may be permitted only upon the written prior approval of the ARB.

Window air conditioning units are strictly prohibited. (Doc 3/2/88 Page 23)

Antennas, Aerials, Discs, and Flagpoles

The Association must approve in writing any installation of exterior antennas, or related poles, masts, towers, etc. – including amateur band (ham) radio equipment. Any regulation of antennas will be in compliance with the Federal Communications Act, which allows certain Over the Air devices.

A flagpole for display of the American flag or any other flag shall be permitted only if first approved in writing by the Association, both as to its design, height, location, and type of flag. No flagpole shall be used as an antenna (Doc 3/2/88 Page 28)

Per Florida State Statute, Section 720.304, a homeowner may display in a respectful manner up to two of the following portable, removal, flags, not larger than 4 ½ feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
4. A POW-MIA flag.
5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term “first responder flag” means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers as defined in s. 943.10(1).
 - b. Firefighters as defined in s. 112.191(1).
 - c. Paramedics or emergency medical technicians as those terms are defined in s. 112.1911(1).
 - d. Correctional officers as defined in s. 943.10(2).
 - e. 911 public safety telecommunicators as defined in s. 401.465(1).
 - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. 464.003.
 - g. Persons participating in statewide urban search and rescue program developed by the Division of Emergency Management under s. 252.35.
 - h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).

In addition, a homeowner may erect a freestanding flagpole no more than 20 feet high, where they can display one (1) U.S. flag or one other flag permitted in the list above.

Games and Play Structures

All permanent and portable basketball backboards and other fixed games and play structures shall be located at the side or rear of the property, or on the inside portion of the corner lots within the setback lines. All permanent and portable basketball goals and backboards, as well as any other fixed games or play structures, shall be installed properly and shall be maintained in a continuous state of good repair.

Treehouses or platforms of the like shall not be allowed on any part of the property.

(Doc 3/15/05 Page 2)

Hurricane Shutters

Hurricane or storm shutters may only be used on a temporary basis during an active storm period, and may not be stored on the exterior of any property, unless approved by the ARB.

“Temporary basis” is defined as a period of no earlier than 72 hours prior to a storm (hurricane, tropical storm, etc.) and must be removed no more than 72 hours after a storm.

Related: In the event a property is damaged or destroyed by a significant event, including fire or storm, the property owner shall begin rebuilding or repair the damage “within a reasonable period of time after the incident.” In such case of total loss, a destroyed Improvement shall only be replaced with an Improvement of an identical size, type and elevation as that destroyed, unless ARB grants alteration. (Doc 3/2/88 Page 29)

Landscaping

In order to maintain the standards of Fairway Cove, no weeds, underbrush, or other unsightly growth shall be permitted to grow or remain on any portion of a property. No refuse or unsightly objects shall be allowed to be placed or permitted to remain anywhere on the property.

All lawns, landscaping, and irrigation systems shall be kept in a good, clean, neat, and attractive condition. (Doc 3/2/88 Page 31)

“Good, clean, neat, and attractive condition” is defined further as landscaping that is routinely mowed, edged, and otherwise regularly maintained. Portions of lawns that have bare or drying areas must be replaced.

Landscape shall be maintained in good health. Owners should trim trees when limbs, fronds, etc. wither/decay, drop/hang in an unnatural position and/or darken to an unnatural color. Dead landscaping which cannot be regrown should be trimmed and/or replaced.

Landscaping continued

Easement Area

The owner of each property shall also be responsible for mowing and maintaining the grassed area(s) immediately adjacent to an owner's Lot, and lying between the streets, roadways, and right-of-way, and the sidewalk or other pathways used for pedestrian traffic. It shall be the Owner's responsibility to maintain all landscaping, including but not limited to shrubs, trees, bushes, and other plantings located on the Lots or on the said grass strips adjacent to the Owner's Lot so that landscaping does not impede the clear passage of the sidewalks, paths, streets, and roadways or otherwise impede a clear line of sight." (Doc 4/21/93 Page 5)

Owners shall have the right to plant only Laurel Oak trees on the grass strip(s) adjacent to their Lots and between the sidewalks and paths used for pedestrian traffic, and the roadway or right-of-way to be used for vehicular traffic. Such trees shall be situated no less than 50 feet apart, and no more than 100 feet apart, and must be maintained and trimmed by the Owner whose property is immediately adjacent thereto. (Doc 4/21/93 Page 4)

Landscape Renovations

The ARB shall approve any significant landscape renovation projects exceeding \$3,000, excluding irrigation and sodding. (Doc 3/2/88 Page 23)

Irrigation

Each property shall have a fully functional irrigation system. (Doc 3/2/88 Page 23)

Related: Drainage – Property owners may not construct any structure that in any way changes, alters, impedes, revises, or otherwise interferes with the flow and volume of water in any portion of the drainage areas without written permission from the Association. (Doc 3/2/88 Page 29)

Sod

Sodding must be improved bitter blue Floratam St. Augustine grass and will be required on all yards. Sodding on side yards will extend to the rear of the property line and the width will be the same as the side setback of the house. (Doc 3/2/88 Page 23)

Additionally, with approval, the Association allows owners to install "Florida-friendly landscaping", as defined by Florida State Statute 373.185, Chapter 373, and xeriscaping.

F.S. 373.185, Chapter 373 defines "Florida-friendly landscaping" to mean "...quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance."

Trees / Shrubs

Each property shall have shrubs on front and side yards.

No trees of six (6) inches in diameter at one foot above the natural grade can be cut or removed without approval of the ARB. (Doc 3/2/88 Page 23)

Trees should be maintained in good health. Owners should trim trees when limbs, fronds, etc. wither/decay, drop/hang in an unnatural position and/or darken to an unnatural color.

Dead landscaping which cannot be regrown should be trimmed and/or replaced.

Leasing

In an effort to maintain a safe and enjoyable community for all, property owners and leasing tenants are expected to equally abide by Fairway Cove's standards.

Tenants living within Fairway Cove accept responsibility with a property owner in ensuring a Lot is maintained in a clean, safe, and attraction condition.

All leases shall be in writing, and shall include the names of all tenants and occupants of the property. Owners shall submit, no later than thirty (30) days after the commencement or renewal of the Lease the following to the Association:

- (a) A copy of the Lease; and
- (b) Copy of the current version of the MetroWest Crime Free Lease Addendum signed by all tenants and occupants eighteen (18) years of age or older; and
- (c) Copies of the tenants' and occupants' criminal history report covering seven (7) years, which searches for convictions for any crime described within the current MetroWest Crime Free Lease Addendum for all proposed tenants and occupants eighteen (18) years of age or older; and
- (d) Copies of tenants' and occupants' driver's licenses, state issued ID cards, Federal I-94's, I-20's, green cards or passports; and
- (e) Any additional information deemed necessary by the Association.

Owners shall obtain copies of criminal history reports for all proposed tenants and occupants eighteen (18) years of age or older prior to approve any Lease and shall deny a Lease to any proposed tenant or occupant who has been previously convicted of any crime described within the current MetroWest Crime Free Lease Addendum. Owners shall deny a Lease to any proposed tenant or occupant who fails to provide any information as listed in sub-paragraphs (b), (c), (d) and (e) above. An Owner's approval of a lease to any tenant or occupant who has been previously convicted of any crime as described within the current MetroWest Crime Free Lease Addendum shall render the Lease void and all tenants and occupants may be forcibly removed immediately by the Association. Owners shall be responsible for all costs related to the forcible eviction of any tenant or occupant pursuant to this section. (Doc 8/30/17 Page 2)

Leasing continued

Lease Subject to Master Declaration and Association Rights

It is agreed and understood between the parties that the subject leased premises are located within the MetroWest community and are included within, and subject to, Amended and restated Master Declaration of Protective Covenants and Restrictions for MetroWest, all Rules and Regulations governing MetroWest promulgated from time to time by MetroWest Master Association, Inc. (“MWMA” and all other restrictions, limitations, and usages contained within any and all related documents of MWMA (“Governing Documents”).

Therefore, the parties acknowledge and agree that the terms hereof are specifically subject to all provisions, limitations, restrictions and rights set forth within the Governing Documents, including, without limitation, all rights of MWMA stated therein (to include but not limited to proper applicable licensing/permits, noise ordinances, loitering, parking limitations (violation may result including towing at owner’s expense when parking on private property without specific written consent of that property/parcel owner), criminal mischief or activity (including lewd and lascivious behavior), as well as CPTED lighting requirements). It is agreed and acknowledged that MWMA is a direct and intended third party beneficiary under this lease and therefore has the unconditional right to enforce all Rules, Regulations and other provisions of the Governing Documents directly against either party hereto, including, without limitation, the right to bring direct legal action against Tenant or any Occupant of the Property, in the event of any violation by Tenant of any of the provisions of the Rules, Regulations or other Governing Documents for MetroWest.

Nuisances

No obnoxious, unpleasant, unsightly, or offensive activity shall be carried on, nor may anything be done, which can be reasonably be construed to constitute a nuisance, public or private in nature.
(Doc 3/2/88 Page 33)

Nuisances can include behavior, sights, and sounds.

Noise pollution comes in many forms. This can include a home party or gathering, or even construction. This includes noise or sound that is objectionable because of volume, duration, intermittent beat, frequency, vibration or smoke, noxious fumes or gases.

Per City Code, “quiet hours” within the City is 10:00 p.m. – 7 a.m. every day.
This standard applies to Fairway Cove.

Loud music, parties, or disturbances of the peace after 10 p.m. should be reported to the Orlando Police Department at 321-235-5300. Ongoing noise should be reported to City of Orlando Code Enforcement at 407-246-2686.

The City of Orlando and Orlando Police Department are authorized by statute to take action, including issuing warnings or fines, above and beyond action the HOA Board and/or management company may take.

Mailboxes

Fairway Cove has specific standards for mailboxes.

It is each homeowner's responsibility to ensure their mailbox is in a clean and functional condition.

(Doc 3/2/88 Page 24)

Fairway Cove's authorized mailbox vendor and style is:
MB2-TP1-Single Mailbox



Mailbox and Signs Solutions
418 Santa Rosa Court, Suite 1086, Oviedo FL
Phone: 407-366-6565

Paint

The ARB shall have final approval of all exterior color plans and all exterior color changes after original construction. The Owner shall submit a color plan showing the color of the roof, exterior walls, shutters, trim, solar collectors, and other exterior features which the Owner intends to change. Prior to painting a home, approval must be given by the Board if there is a color change. A color sample must be submitted to the ARB. (Doc 3/2/88 Page 3,5)

Parking / Vehicle Allowance

The streets in our community are public streets and governed and patrolled regularly by the City of Orlando.

Please be courteous and aware of your neighbor's driveway (do not block) when parking.

Please ensure contractors/visitors do not block mailboxes.

Please ensure vehicles do not block sidewalks.

All vehicles must have current tags and valid registration.

On Property Parking

Parking of any type of vehicle is strictly prohibited anywhere other than the driveway or garage of a property. Parking on any grass area or lawn is strictly prohibited.

Vehicles are also prohibited from being parked in a manner that blocks the sidewalk/pathway running through the driveway.

No truck or commercial vehicle, or mobile home, motor home, house trailer or camper, boat, boat trailer or other recreational vehicle or equipment, horse trailers or vans, or the like, including disabled vehicles, shall be permitted to be parked or to be stored at any place on any portion of the Property unless they are parked within a garage, or unless the Association has specifically designated certain spaces for some or all of the above.

Parking / Vehicle Allowance continued

This prohibition on parking shall not apply to the temporary parking of trucks and commercial vehicles used for pick-up, delivery, and repair and maintenance of a property.

Any vehicle parked in violation of these regulations may be towed at the owner's expense if it remains in violation for twenty-four (24) consecutive hours or for more than forty-eight (48) nonconsecutive hours in any seven (7) day period.

Non-emergency maintenance or repairs of a vehicle are not allowed. All repairs of disabled vehicles must be completed within two (2) hours from its immobilization or the vehicle must be removed.

(Doc 3/2/88 Page 32)

On Street Parking

As public streets, the City of Orlando maintains full authority of care and enforcement of the streets throughout Fairway Cove. The streets in our community are public streets and governed and patrolled regularly by the City of Orlando.

Article V, Section 39 outlines City regulations on street parking.

Drivers may only park a vehicle parallel with the edge of the roadway, in the same direction of traffic, with the curb-side wheels of the vehicle within twelve (12) inches of the edge of the roadway. (City Code Article V Sec. 39.13)

All vehicles parked on public roadways within the City of Orlando must have current and valid registration and license plate or it may be ticketed, immobilized, and/or towed at the owner's expense. (City Code Article V Sec. 39.14)

Vehicles may not be parked at any time:

- (a) On a side walk
- (b) In front of a public or private driveway
- (d) Within fifteen (15) feet of a hydrant
- (aa) On any surface of any public or private property that is not legally designated and specifically constructed for parking.

(City Code Article V Sec. 39.16)

Parking / Vehicle Allowance continued

Commercial / Recreational / Oversize Vehicles and Trailers

No person shall park a commercial or recreational vehicle, as defined by Chapter 66 of City Code, on public streets or on privately owned driveways within residential communities, except for loading or unloading purposes or when parked within a completely enclosed garage.

(City Code Article V Sec. 39.16)

No person shall park a trailer on any public street, which includes the city owned/maintained streets within Fairway Cove. "Trailer" means and includes any vehicle or device with or without motive power, designed for carrying persons or property and for being drawn by a motor vehicle. This term shall include, but is not limited to, vehicles or devices designed, manufactured, or used for: transporting or carrying boats, jet skis, or similar watercraft; transporting or carrying motor scooters or motorcycles, transporting or carrying automobiles, trucks, buses or similar motor vehicles; or a dwelling place, living abode or sleeping place (either permanently or temporarily) and equipped for use as a conveyance on streets and highways.

(City Code Article V Sec. 39.17)

Vehicles by Definition

Per City Code the following types and descriptions shall be considered commercial vehicles:

- (A) Trucks and other vehicles with a gross vehicle weight exceeding eight thousand (8,000) pounds and/or exceeding eighty (80) inches in width, except that recreational vehicles shall not be considered commercial vehicles.
- (B) A vehicle designed, equipped or intended for grade and/or displaying a sign more than four (4) square feet in size. A sign is defined as anything painted, mounted, adhered, wrapped, magnetically attached or otherwise permanently affixed to or incorporated into a vehicle or trailer. (City Code Chapter 66 Definitions)

Additionally, signs larger than four square feet in size on vehicles is prohibited, with exceptions granted to:

- (A) Any vehicle parked on private property when parked within the confines of a building or in some manner that provides for effective screening so as not to allow the sign or signs on the vehicle to be viewed from any public street.
- (B) Any vehicle upon which is placed a sign if such vehicle is one which is operated during the normal course of business; provided, however, that no such vehicle shall be routinely parked in a location where it serves as or constitutes additional signage. This means service providers at homes are allowed to be displaying business sign.
- (C) Buses, taxicabs, and similar common carrier vehicles which are licensed or certified by the City of Orlando and/or Florida Public Service Commission.
- (D) Bicycles associated with a City-approved bike-sharing system.

(City Code Section 64.300)

Parking / Vehicle Allowance continued

A recreational vehicle is a vehicle-type portable structure without permanent foundation, which can be towed, hauled or driven for recreational, camping, travel or temporary living accommodations and including, but not limited to travel trailers, truck campers, camping trailers, self-propelled motor homes and boats on trailers.

(City Code Chapter 66 Definitions)

Pets, Livestock, Poultry

Fairway Cove is a pet friendly community.

Residents of Fairway Cove may not raise, breed, keep, or otherwise possess any kind of animal other than common household pets (dogs, cats, birds, fish), provided they are not kept, bred, or maintained for any commercial purposes, and provided they do not become a nuisance or annoyance to any other resident, including but not limited to excessive barking, display aggressive behavior toward other persons or pets. Pets shall be leashed (leash, cord, or chain no longer than six feet) and under their owner's control at all times when outside.

Owners are responsible for cleaning up after their pets. (Doc 3/2/88 Page 30)

Pool / Pool Cage

The ARB must approve any new pool and/or pool cage installation.

Pool screening may not be visible from the street in front of the property.

Pool screens shall be properly installed and maintained, avoiding appearances of flaking, disrepair, or any condition that otherwise allows the screens to not freely flap or serve its intended purpose.

(Doc 3/2/88 Page 22)

Roof

The composition of all pitched roofs shall be architectural shingle with a weight of at least 240 pounds, or other composition approved by the ARB.

(Doc 3/2/88 Page 21)

It is an Owner's responsibility to ensure a roof is well maintained and kept in a clean and attractive state, free of any debris, slime, tarp, covering, or unsightly or dirty appearance.

Tarps and covering should be placed on a roof only for on a temporary basis for the purpose of covering approved repairs or work.

Sidewalks

The owner of each property shall also be responsible for ensuring safe condition and access of the sidewalk or other pathways used for pedestrian traffic located adjacent to an Owner's Lot. It shall be the Owner's responsibility to maintain all landscaping, including but not limited to shrubs, trees, bushes, and other plantings located on the Lots or on the said grass strips adjacent to the Owner's Lot so that landscaping does not impede the clear passage of the sidewalks, paths, streets, and roadways or otherwise impede a clear line of sight. (Doc 4/21/93 Page 5)

It is the Owner's responsibility to ensure these pathways remain clear of landscaping overgrowth, parked vehicles, or other obstacles that may prevent clear and safe passage on the pathway.

It is an Owner's responsibility to ensure the pathway adjacent to their Lot is safe, free of any debris or substances that can pose a slipping, tripping, or other hazard.

Signs / For Sale Signs

One standard "For Sale" or "For Rent" sign may be displayed on a property, provided the sign meets the following specifications:

- (a) Sign must be 18" x 24" in size
- (b) White background with black lettering
- (c) Lettering on one side only
- (d) Placed on Lot parallel to the street within six (6) feet of the house, preferably in a shrubbery bed, but in no event, may the sign be placed in the middle of the yard.

The Association would prefer the Lot Owner's purchase the sign from the Association's authorized sign distribute, as determined from time to time, by the Board of Directors of the Association. However, the signs may be obtained from any other source as long as it is of the same professional quality and appearance as the signs supplied by the Association's authorized sign distributor. (Doc 8/1/01 Page 2)

Temporary Structures

No structure of a temporary character, trailer, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently.

The ARB may approve short term allowance of a storage structure and/or large trash receptacle and/or trailer, etc. for a specific temporary period as it relates to an ARB-approved project.

(Doc 3/2/88 Page 23)

Related: When maintaining any Lot on any portion of the Property, no Owner shall allow any landscaping or building materials to remain in an unused condition on said Lot for more than ten (10) days without ARB approval. (Doc 3/15/05 Page 2)

Trash / Bins / Containers

In order to preserve the beauty of the Property, no garbage, trash, refuse or rubbish shall be deposited, dumped or kept upon any part of the Property except in closed containers. All containers shall be screened, to the extent reasonable under the circumstances, from view and shall be kept in a clean condition with no noxious or offensive odors emanating therefrom. (Doc 3/2/88 Page 29)

All garbage and trash containers, oil tanks, bottled gas tanks, and swimming pool equipment and housing must be underground or placed in a walled-in area or landscaped areas so that they are not visible from any adjoining Lot or any Street. Burning of any trash is strictly prohibited. (Doc 3/2/88 Page 31)

Walls / Fences. and Shelters

With ARB approval, walls and fences may be installed so long as they are no taller than six (6) feet in height above the ground level of an adjoining lot. Additionally, no hedge or shrubbery abutting the Lot boundary line shall be permitted with a height of more than six (6) feet without prior written approval of the ARB.

Wood and chain link fences are specifically not allowed.

Any dispute as to the height, length, type, design, composition or material of fencing or wall shall be resolved by the Board. (Doc 3/2/88 Page 22)

HOME IMPROVEMENTS

[Submit An ARB Project Request](#)

The Fairway Cove Architecture Review Board is responsible for reviewing and approving/disapproving a variety of projects including but not limited to:

- Exterior Paint Color
- Driveway Upgrades
- Landscape Renovations
- Pool Installation
- Roof Replacement
- Solar panels Installation
- Walls, Fences, and Shelters

Source: Declaration of Protective Covenants (3/2/1988) Beginning Page 19

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