

NOVEMBER 2025

**PRESERVE AT FAIRWAY OAKS HOMEOWNERS ASSOCIATION
HUDSON, FLORIDA
ARCHITECTURAL DESIGN AND MAINTENANCE STANDARDS
RULES AND REGULATIONS**

INTRODUCTION

The Preserve at Fairway Oaks (PFO) is a deed restricted community. Each homeowner, has been provided a copy of (1) the Articles of Incorporation, (2) the Declaration of Covenants, Conditions, and Restrictions (DCCR) and adopted amendments, (3) ByLaws, (4) Resolutions, and (5) Architectural Design and Maintenance Standards, Rules and Regulations, (ADMSRR) applicable to the community. The PFO is a maintained community that provides services funded by monthly homeowner assessments.

The PFO is NOT a maintenance free community. Owners also have maintenance responsibilities to keep their homes and yards in satisfactory condition. The ADMSRR's enumerated herein are meant to emphasize areas of particular interest and as a convenient owner reference and in no way supersede governing documents listed above - nor county, state or federal law. Article numbers from the DCCR's are noted under each of the topics covered below.

The Association has established a process where owners may submit a request to make alterations and exterior additions to their homes and in their yards. **Any alteration that will change what already exists must be submitted to the Association using an Architectural Review Application (ARA) and acted on by the Association in writing by its approval or disapproval or seeking additional information for the project's evaluation before an owner can start any of the planned work. The Association has 45 days from receipt of the ARA to send its determination to the owner that the project can or cannot proceed.** It is not here to rush through a ARA review just because an owner has purchased materials needed for the project nor to meet a contractor's scheduling deadline or availability to do the work.

In some instances the Association will require that a Pasco County building permit be obtained by the owner before giving final approval for a project to proceed. The county does not enforce the Association's architectural standards, rules and regulations when issuing a permit. They only ensure that applicable building code requirements are met. **Even if the county may issue a permit, if the requested owner alteration is not in conformance with the Associations ADMSRR, it will not be allowed to proceed. If a project has not received approval through the ARA process, and the planned work is done, the Association will take appropriate action including legal remedies up to removal of the unapproved work.**

The Association has an Architectural Review Committee (ARC) whose function is to review the submitted ARA and if necessary do an on-site inspection and discuss the

proposed project with the owner. The committee will then inform the Association if the proposed project conforms to or does not conform to the Association's ADMSRR. This review will determine if the proposed project maintains and/or enhances the community's uniformity and design integrity. However, in the event the Association fails to take other action on the ARA within forty-five (45) days of ARA's receipt, approval shall be deemed to have been given and the owner can proceed.

The owner is responsible to insure that all exterior dwelling alterations/additions are done in compliance with Pasco County and state codes and that all necessary building permits are obtained. For certain alterations such as in ground swimming pools and building extensions, the Association will provide tentative project approval based on the plans and specifications submitted with the ARA. Final approval will require that a copy of the approved building permit issued by Pasco County be submitted. No on site work can start until the building permit is received by the Association. Only contractors licensed to do work in Pasco County are allowed to do exterior dwelling alterations/additions.

ARCHITECTURAL DESIGN AND MAINTENANCE STANDARDS **(Article 6 and 7)**

There are three categories of projects that require submission of an ARA for the Association's review and written determination – (1) ALLOWED AFTER ARA APPROVAL, (2) ARA NOTIFICATION ONLY REQUIRED, and (3) NOT ALLOWED AT ANY TIME.

ALLOWED AFTER ARA APPROVAL:

In-Ground Swimming Pools – No new in-ground swimming pool shall be installed on any Lot bordering on any Association retention area. No in ground swimming pool shall encroach on any Association or governmental easement. At least six (6) feet of clearance around the pool cage perimeter from the nearest obstruction for lawnmower access is required. A Pasco County building permit must be submitted to the Association before any pool work is started.

Roof Replacements – For any future homeowner roof repairs and replacement, the shingles are to be 3-dimensional, asphalt-based material, and the primary shingle color blend is to be medium to dark brown for all houses. Three-tab, asphalt-based shingles are not allowed. Metal, slate, tile, plastic and wood roofing materials are not allowed.

Exterior Alterations – For any exterior dwelling addition, alterations to screened lanais, or a new screened cage extending beyond the house's walls, the plans shall be submitted for Association approval prior to starting any on-site work. A copy of a Pasco County issued building permit must be submitted for all additions that extend beyond the house's existing walls. Metal framing members for cages must be dark brown/bronze colored. If only an uncovered patio area is requested, no building permit is required but an ARA submission is necessary. Six (6) feet clearance around a new or an enlarged screened cage is required. The screen cage shall be protected so that normal lawn care operations

do not damage the screening. **Damage repairs to unprotected screen cages is the owners responsibility – not the Association nor the lawn care company.**

Painted Driveways and Walks – If an owner plans to have their driveway, entry walk, and/or garage side entry walk painted, only brown/beige/earth tone color schemes are allowed. No painting of paved surfaces will be approved other than those color schemes.

If repainting a driveway, and/or sidewalk that had been previously approved, a Notification Only ARA needs to be submitted.

Hurricane Protection – Hurricane protection devices (permanently installed shutter systems) for windows, doors and other openings are only to be deployed when severe a tropical storm/hurricane is predicted or expected in the area. The permanently installed shutter systems shall be opened within forty eight (48) hours after the severe weather has passed or forty eight (48) hours after the resident is permitted to return home by local and/or state government authorities, whichever is the latest. Temporary protection materials for windows, doors and other openings do not require approval prior to their deployment. However, installation of any permanent support framing members attached to the house to which the temporary materials are affixed require approval. Plywood or other wood materials, corrugated metal panels, fabric sheets, etc., are temporary devices and shall be removed within forty eight (48) hours after the severe weather has passed or forty eight (48) hours after the resident is permitted to return home by local and/or state government authorities, whichever is the latest.

New Planting Beds/Trees – The installation of new landscape beds, palms and trees including edging, shall provide a six (6) foot clearance between and around the new beds and trees and any other barrier including the house and The Preserve's perimeter walls and fence to accommodate lawn service equipment access.

Solar Panels, Solar Tubes, Skylights, Lightning Protection, Attic Exhaust Fans - Solar panels for heating water and generating electricity, solar tubes, skylights, lightning protection and attic exhaust fans are permitted.

ARA NOTIFICATION ONLY REQUIRED

Replacement windows and sliding glass doors – However, the exterior frame materials must be dark brown/bronze in color.

Replacement front entry doors and sidelights – There is no design limitation, but the new doors, frames and sidelights, if applicable, must painted either the house's wall or trim color. Two-tone painted or natural/simulated wood grain finishes are not allowed.

Replacement coach, garage and entry lights – The lights can be any design style chosen by the owner but the color must be brass, bronze, black, white or earth tones.

Removal of existing trees, palms, and shrubbery – The removal of trees, palms and

shrubs is the owner's choice. Association approval is not required for removal. However, tree and palm stumps, unless inside of an enclosed planting bed, must be ground down below the yard surface to preclude damage to lawn equipment or injury to workers.

Placement of statues and decorative elements – They must be in existing planting beds.

Screen and/or storm doors, and garage vehicles screen panels – Their frame colors must be dark brown/bronze/beige color tones. However, homes with white painted trim may have white colored screened garage panels.

Metal lanai framing members – Metal frames to create an enclosed screen lanai must be dark brown/bronze colored.

Re-screening of existing lanais and pool cages.

Gutters and downspouts – The factory applied colors are to match the existing dwelling colors as closely as possible - trim color is to be used for the gutters and the wall color for the downspouts. They will be painted by the Association with the approved color scheme selected by the owner during the next scheduled painting.

Emergency electric generators – They are permitted, however, they must only be used during local power outages and required maintenance testing. They must be located along the house's side (no front yards) and operated in compliance with existing county and state noise ordinances.

Satellite dishes – They may be installed on the house's walls or on ground posts. Installing a dish on the home's roof may cause leaks. Any needed wall surface repairs to the house's walls during scheduled Association painting caused by the dish installation is the owner's cost and will be billed accordingly.

Flagpoles – They are permitted for display of the American flag and for such other flags as may be provided by Florida or Federal law, provided that they are displayed in accordance with applicable laws.

NOT ALLOWED AT ANY TIME:

Driveways extending beyond the width of the garage.

In ground swimming pools on a Lot bordering any Association retention area.

Artificial turf, putting greens, rock beds. Landscape rock in plant beds is allowed.

Fences, including buried electric pet control systems, and hedges to simulate a fence.

Mailbox posts other than those provided by the Association.

Paver bricks for driveways and entry walks.

Glass block units to enclose lanais and patios.

Window air conditioning units that can be seen from any street.

Permanently installed swing sets, slides, forts and climbing elements.

RULES AND REGULATIONS

The Board of Directors manages the community for the Association and is assisted by a property management company, legal counsel, committees, and contractors delivering services through annual or one-time contracts. Our property management company handles routine homeowner requests and problems through service calls submitted by telephone, email or our property management system including items covered by the DCCR's and the ADMSRR's.

Owners and residents shall refrain from attempting to direct or supervise Association hired vendors. Only the Association or property management company have the authority to direct these vendors - individual owners do not have this authority.

EXTERIOR MAINTENANCE **(Articles 1 and 7)**

Painting – The Association is responsible for the exterior painting of every home, the pool gazebos (exterior and interior), pool decks, and perimeter walls every eight (8) years. Homeowners may not paint (except for minor touch-ups) nor contract out the painting of their home's exterior.

If the homeowner desires to have the home painted before the next scheduled painting, they may request approval from the Association by submission of an ARA to have the home painted at their expense. Only PFO color schemes currently in use are allowed. The paints, sealants, preparation, and application requirements must meet the specifications used by the Association. This whole house painting must be done by the Association's painting contractor so that the warranty is in affect.

All walls and ceilings in screened lanais must be painted the house's wall color. Garage doors (vehicular and side entry) must be painted the wall color in addition to any mechanical and electrical elements attached to the walls. Trim elements (raised smooth stucco features, the metal soffit and eaves, fascias and gutters) must be painted the trim color - downspouts must be painted the wall color. Two-tone painting of entry doors is not allowed and natural wood finished doors are not allowed.

Roofs – The Association is responsible for funding and scheduling the maintenance, repairs and replacements of the two pool gazebo roofs. For roof repairs and replacement,

the shingles will be 3-dimensional, asphalt-based material, and the primary shingle color blend is to be medium to dark brown. Three-tab, asphalt-based shingles are not allowed. Metal, slate, tile, plastic and wood roofing materials are not allowed. Owner roof repairs and replacements must conform to these material requirements.

Mailboxes – All mailboxes including their post and horizontal arm were installed by the Association. When an owner/resident identifies damage to the post and/or arm, the property management company should be contacted so that repairs or a replacement can be scheduled. Mailboxes and/or damaged flags are replaced by the owner – the material choice, style and size of the mailbox is that of the owner but the box color must be black.

Exterior Elements – Owners are responsible for the repair/replacement of (1) windows, (2) doors for house, garage, and lanai, (3) screens for windows, lanais, and garage, and (4) exterior lighting fixtures. If the windows and/or sliding glass doors are being replaced, the frames and sash must be dark brown/bronze in color. New front doors/sidelights must be painted the house wall or trim color at the owner's choice.

Paved Areas – Individual owners are responsible for all paved surfaces on their individual platted Lots - driveways, sidewalks, patios, and paver blocks. During a scheduled Association exterior house painting, unpainted entry and front sidewalks, driveways and aprons will be pressure washed by the painting contractor. Painted driveways, aprons, and sidewalks are not pressure washed by the Association.

LAWNS AND LANDSCAPING **(Articles 1 and 6)**

The Association only maintains the landscaping that was originally installed by the developer at the house's front and around to the air conditioning unit. Owners are responsible for maintaining, fertilizing, pruning and maintenance of all other landscape elements including trees anywhere else on the Lot. Replacement of any landscaping elements including those developer installed are the owners' responsibility and cost. Association approval to remove and replace any existing plants anywhere on a lot is not required. Tree removal does not require Association approval however removal of certain types of trees by a licensed tree removal company require a Pasco County permit. However, when trees not enclosed in a planting bed are removed, the stumps must be ground down to or below the yard level to eliminate potential damage to lawn mowers and injury to their operators. The Association is responsible for landscape services including mowing, trimming, fertilizing, weed and pest control of lawns, and only those shrubs and trees (up to 10 feet tall) installed by the developer immediately around the front of the home.

Homeowners/residents shall not contract for lawn care services independently including mowing, and wet or dry material applications to lawns and shrubs. Owners shall not apply wet or dry materials to their lawns and shrubs.

Owners planning to install additional landscaping beds, trees/palms, and/or decorative

curbing must first submit an ARA for Association action before proceeding. The ARC will review the request and check the proposal on site as appropriate to ensure that a minimum six (6) foot clearance will be provided around the new beds and trees and any other barriers including the house and the perimeter walls/fence to accommodate lawn service equipment access.

The BOD adopted a resolution dated September 18, 2013, that stated any landscape plantings already in the Association's maintenance easement along the community's perimeter walls and fence could remain only if properly maintained by the owner. Each home with allowable plants in the easement at the time of its adoption are listed by lot number and address. If the plantings are not properly maintained and if the owner is notified and does not take corrective action, the Association can have them trimmed or removed at the owner's expense. No additional plantings along the walls and fence beyond those identified in the resolution are allowed.

IRRIGATION **(Article 1)**

The Association is responsible for maintenance of irrigation systems in the Lots and at the pool lots and the common area mound in the rear yards between Halberg and Haas Drives. When an owner/resident becomes aware of an issue with the lawn sprinklers and/or irrigation system that may need maintenance or repair, the property management company should be contacted to set up a service call so the work can be scheduled. The Association is only responsible for broken sprinkler(s) and associated piping repairs, not the underground electronic valves and controls nor the timers inside the garage.

Maintaining a healthy lawn requires that the irrigation system be utilized in compliance with existing county and water district regulations. Owners are urged to operate their irrigation systems on the county established "watering day", which is based on the final number in the home's address, to insure that their lawn receives adequate water coverage. Sprinklers should not be run during the day but overnight or very early in the morning or after sunset. Inadequate watering will cause damage to the lawn and the owner/resident is solely responsible for its replacement.

The installation of additional sprinkler irrigation zones, irrigation piping, the replacement of timers, controls and valves, and the replacement of existing sprinklers with taller ones is the responsibility and cost of the owner.

POOLS **(Article 6)**

Owners, residents and guests shall abide with all the rules posted at each pool. Use of the pool facilities is limited to owners, residents and their guests who exhibit a behavior consistent with the intended purposes for which the facility has been constructed and furnished, and to persons of an age where the dangers of pool use, including drowning, can be understood and appreciated. Children under twelve (12) years of age must not be

at the pool themselves but must be accompanied by a responsible adult when using the pool facility. Owners are responsible for notifying their guests of the rules that are posted at both pools and for ensuring their compliance.

Pets are not allowed inside the fenced pool enclosure at any time.

Do not open the locked gates for persons without a key. The pools are for owners, residents and their guests only. The gates shall be closed and locked at all times.

Owners/residents are asked to help keep the pools and gazebos, and decks as clean as possible. No alcoholic beverages or glass containers are allowed at any time inside the fenced pool enclosure and gazebo facilities. Food is only to be consumed under the roofed area adjacent to the gazebo and not poolside nor in the pool. Beverage containers of any type are not allowed in the pool. User-generated trash especially from food and beverages should be taken home and not placed in the trash can. The trash can is only emptied weekly and food and beverage materials left there will attract vermin and be the source of odors. Soiled diapers should not be left in the restroom or pool deck trash cans but need to be taken home. Only the provided toilet paper should be deposited in the toilets – no paper towels, flushable wipes, or diapers.

When leaving the pool area, please make sure the restroom water faucets are off, the doors are shut and locked, and the entry gate is shut to avoid an unattended child from wandering into the pool area and from any other unauthorized use.

To ensure that pool keys do not fall into the hands of non-residents, pool keys are not to be transferred to any non-owner/non-resident and are not to be duplicated. The pools are for the enjoyment of owners, residents and their guests.

The use of the pools and gazebos will be suspended for owners whose monthly assessment payments are in arrears and the suspension will remain in force until the account is paid in full. If the suspension is ignored, the BOD will determine if a fine will be issued which can be up to \$100.00 per violation for each day the pool is used.

PARKING **(Article 6)**

Overnight street parking in The Preserve and blocking sidewalks with parked vehicles are prohibited by Pasco County code and vehicles could be subject to ticketing. If such vehicle parking violations occur, owners are to contact the Pasco County Sheriff's Office or Code Enforcement to report the problem as it occurs, not the Association nor the management company.

The pool parking lots are only for owners, residents and their guests while actively using the pools. They are not for overflow or overnight parking. The Association can have vehicles parked illegally towed at the owner's expense and/or issue a fine.

No outbuilding, free standing structure, tent, shack, shed, carport, trailer, boat, portable on demand storage unit, material hopper, trash dumpster, temporary structure or any other similar items are permitted on any subdivision Lot or Common Area. However, a recreational vehicle may be kept on the driveway of a residential dwelling for up to twenty-four (24) consecutive hours for loading or unloading, provided that the recreational vehicle has been outside the subdivision for at least forty-eight (48) hours prior to the period of loading or unloading.

With a request provided in writing, the BOD may approve an exception to the foregoing 24-hour prohibition for the temporary use of a drop-off trash container, moving trailer, storage bin, or pod provided it is being actively loaded or unloaded during moving in or out of The Preserve. This exception may not exceed one hundred twenty (120) consecutive hours (five days' time). The request for such an approval must be made to the Association prior to their delivery.

The Association does not allow its contractors nor ones hired by individual owners for home improvements to leave their vehicles (trucks and trailers) parked in the streets or on driveways overnight. These vehicles are permitted on the street or driveway while the contractor is actively working on an Association or owner project. They must always be removed at the workday's end. **Contractors and/or owners may not place a sign promoting or advertising a business on any Lot or Common Area at any time.**

SALES, RENTALS, AND LEASES **(Article 14)**

Homeowners and buyers must submit a Sales or Lease Approval form to the management company for Association approval with sufficient time prior to closing for review and action. Listing agents are contacted as soon as a "For Sale" sign is posted and informed of this requirement. The Association's Welcome Committee delivers a New Owner's Pack once the new owners move in that include the Association's governing documents, a key for the community swimming pools and other useful information. A signed receipt for the documents is required from the new owners.

All assessments owed by the seller must be paid in full by the day of closing. Estoppel requests from the buyer must be submitted to the property management company.

No owner may rent/lease the home during the first year of their ownership of that dwelling. After one year of ownership, the owner may rent/lease that dwelling upon Association approval once a copy of the rental/lease agreement and a completed Lease Approval form have been submitted for review. This submission must be at least thirty (30) days prior to the planned start of the rental term. As part of the Lease Approval form submission, the current owner of the property is required to provide their new contact information (address, phone and email) so that the BOD and/or management company can contact them if situations arise regarding compliance with the Association's DCCR's, and ADMSRR. The Association will not address these compliance problems through the owner's rental agent but with the owner directly. No dwelling may be rented/leased

more than once in any eighteen (18) month period. No week to week nor month to month rentals are allowed. Renewal of an expiring lease may be submitted following the process defined above. The Association will take into consideration the renter's activities and compliance with the DCCR's and ADMSRR during their term of occupancy in deciding to extend or deny the lease extension.

MISCELLANEOUS

(Article 6)

Pets – No animal, livestock or poultry of any kind shall be raised, bred or kept by any owner on their Lot or on the Common Areas. Common house pets such as dogs, cats, birds, fish, etc., may be kept as long as they are not kept, bred or maintained for commercial business purposes. No pet shall be kept outside on a lot by tether, rope, chain, or leash. Dog or pet houses are not allowed in yards. Pets are not to be off leash and allowed to run free anywhere at any time in The Preserve.

Feral Animals – Squirrels, raccoons, snakes, dogs, and cats shall not be fed, however, bird feeders are allowed. For resolution of pets and feral animals problems, the concerned owner should contact Pasco County Animal Control and/or Code Enforcement to report the problem. The Association has no responsibility regarding nuisance animal complaints.

Water Retention Areas – These are Association Common Areas and are subject to certification by the water district authority. They are not to be used for waste disposal, pet exercise, or as recreation areas. There is no trespassing allowed in these areas.

Businesses – No commercial business may be conducted from any subdivision dwelling where its equipment, and/or signs are visible from the street or adjacent dwellings.

Signs and Flags – Signs such as address, security services, and signs advertising a dwelling for sale or rent are allowed. No signs for sale or rent of the home may exceed six (6) square feet in size. No business advertising signs are allowed on lots, dwellings, or common areas. Only national and state, sports teams, and seasonal decorative flags and banners are allowed.

Trash Containers – Containers should be stored in the garage, not in front of it, nor where visible from the street between trash collection days.

Casualty Losses – Owners who experience loss of use of their dwelling from storms, fires, and other natural causes, should consult the DCCR's, Articles 7, 8, and 9, for important information regarding their responsibilities regarding the repair and rebuilding of their dwelling including required time frames to start and complete the rebuilding.

Governing Documents – Additional copies of the Articles of Incorporation, ByLaws, DCCR's, ADMSRR, and Resolutions may be obtained from the property management company for a fee. These documents are provided to new owners after move in, are available on the community web page, and in our property management system.