



Fawn Lake Homeowner's Association, Inc.

Architectural Committee
C/O: Greenacre Properties, Inc.
4131 Gunn Hwy
Tampa, FL 33618
Version Jan 2023

A Deed Restricted Community

Architectural Committee
Request for Exterior Alterations

Date of Request: _____ Date received by Arch. Committee: _____
Homeowners' Name: _____ Phone: _____
Address to be modified: _____ Tampa, FL 33626
Homeowners Email Address: _____

Type of Request – Please check **ALL** that apply

Exterior Painting

From approved selection list –

- Sample paint chip for walls.
- Sample paint chip for trim.
- Sample paint chip for door.

Note: Garage Door Must Match Walls or Trim Color

Perimeter Fencing

Submit the following –

- Copy of original survey with fence indicated.
- Procure or have contractor procure county permit; if applicable

(Note: All finished sides of fence must face outward)

Pool additions & Screen Enclosures

Submit the following –

- Copy of original survey with pool and deck indicated.
- Elevation drawing of screening, if applicable.

Roof Replacements

Submit the following –

- Sample Shingles

Other Type of Request

Submit –

- Copy of original survey with request indicated.
- Description of all alterations: _____

(Please attach additional sheets if required)

Administrative Fee Submit - \$ 25.00 or \$125.00 (see notation below)

Make Checks Payable to Fawn Lake HOA

Written approval must be received prior to commencement of **ANY** work and a \$25.00 check must be included to process the request. If work has been completed without approval an additional \$100.00 fee is then assessed for a total of \$125.00 which must accompany the request. The homeowner is responsible for compliance of (licensed and insured) contractors to abide by Association rules, deed restrictions, and county permits. All exterior alterations are subject to final inspections, at which time final approvals will be granted. **All incomplete applications will be returned to homeowners.** Fawn Lake Internet Site: <http://www.fawnlakehoa.org>

The Architectural Committee meets every 3rd Thursday of every month. All applications must be submitted by the 3rd Monday of the month, to be considered by the Committee during the current month. Recommendations are provided to the Board of Directors at the monthly Board Meeting.



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Please read and sign below on this application form.

**Architectural Committee
Request for Exterior Alterations**

BY SIGNING THIS FORM YOU ARE INDICATING THAT YOU HAVE READ AND WILL COMPLY WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FAWN LAKE.

This application is submitted, requesting approval for all alterations that occur outside the walls of the original structure and are therefore governed as common elements. This application must be accompanied with all detailed plans, surveys and specifications indicating location, size and type of alteration and any additional information that is deemed necessary by the Architectural Committee in the process of this application. Failure to comply may result in a delay in processing the application. Additionally, a nonrefundable administrative fee of Twenty-five Dollars (\$25.00) payable to the Fawn Lake Homeowners’ Association, Inc. must accompany each application.

If approval is granted, it is not to be construed to cover approval of any Federal, State, County or City code requirements, rules or ordinances. A building permit from the appropriate building department is required for most property alterations and/or improvements. The Architectural Committee shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation code or ordinance.

As a condition precedent to granting approval of any request for change, alteration and/or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT THE FAWN LAKE HOMEOWNERS’ ASSOCIATION, INC. AND GREENACRE PROPERTIES INC. ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH IMPROVED CHANGE, ALTERATION OR ADDITION OR ANY STRUCTURE OF ANY OTHER PROPERTY. THE HOMEOWNER AND ITS’ ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS’ FUTURE UPKEEP AND MAINTENANCE. **Once approved, applicant will have 180 days from date of approval to complete the requested alterations otherwise a new application and payment must be resubmitted.**

Lot Owners’ Signature

Date

Received by Architectural Committee Member

Date

Action Taken by the Association **Approved** **Not Approved**

Date

Authorized Signature for Homeowners’ Association

Date

FINAL INSPECTION – HOA OR ARCHITECTURAL COMMITTEE MEMBER

DATE



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REFERENCE FAWN LAKE DEED RESTRICTIONS GOVERNING ARCHITECTURAL

CHANGES Fawn Lake Conveniences Article II Section 12 Appurtenances: “ No Porch, deck, patio, fence, screened enclosure, carport or other attached or detached structure (whether free-standing, structural or non-structural and whether in the front, side or rear of a Dwelling), shall be constructed without the approval of the Architectural Committee. “ **Article VI Section 1 Authority:** No Dwelling, or any other improvement or construction not prohibited in this Declaration, or any color change, or external alteration may be made on any Lot unless and until approved by the Architectural Committee (“Committee”), except that this provision of Architectural Control shall not apply to the original construction of a residential by Declarant or its assignee. Such approval will not be unreasonably withheld for the replacements or reconstructions that conform in design, materials, appearance and quality to that of the original work. **Article VI Section 2 Procedure:** All applications to the Architectural Committee must be accompanied by reasonably detailed plans and specifications. If the Committee does not approve or disapprove any application within 45 days after receipt of an application consisting of a complete set of plans and specifications, it shall be deemed disapproved. In all events, approval must be in writing. The procedures for approval at all times must afford any affected Owner with reasonable prior notice and a reasonable opportunity to be heard in person or by representatives of such Owner's choosing, or both. The Committee may assess a reasonable fee against the Owner seeking approval for any such review. The approval or consent of the Committee to any Plans and Specifications for any work done or proposed or in connection with any other matter requiring the approval or consent of the Committee, shall not be deemed to constitute a waiver or any right to withhold approval or consent as to any Plans or Specifications or other matters subsequently or additionally submitted for approval or consent to the same for a different person. **Article VI Section 5 Standards:** In reviewing any particular application, the Committee shall consider whether its action will (I) assure harmony of external design, materials and location in relation to surrounding buildings and topography within the Property; and (ii) preserve the value and desirability of the Property as a residential community; and (iii) be consistent with the provisions of the Declaration: and (iv) be I the best interest of all Owners in maintaining the value and desirability of the Property as a residential community. **Article VII Section Enforcement:** “The Association, or any Owner, has the right to enforce, by any appropriate proceeding, all restrictions, conditions, covenants, easements, reservations, rules, regulations, liens and charges now or hereafter imposed by, or pursuant to, the provisions of this Declaration.”

The application and all attachments should be mailed to:

Greenacre Properties, Inc.
Attention: Jolene Miller
4131 Gunn Highway
Tampa, FL 33618
Email: jmiller@greenacre.com