



FAIRFIELD

Design Criteria & Community Policies

V19

May 1, 2024

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

Revision History

Version	Primary Changes	Date
V15	Modification of Association Company, change of mulch type, clarification of trellis requirements, update number of items in yards to 5 from 3 and added requirements of landscape bed joining. Misc wording corrections and overall document format	April 27, 2021
V16	Update to the Approved Planting guidelines in Section 11. Addition of a section that defines and clarifies the violation and fining process for the community. Misc. wording updates for clarifications	February 13, 2022
V17	<p>Section 4.02 – wording added to allow for Attic Fans and Solar Tubing with approval.</p> <p>Section 5.03 Storm Preparedness – wording changed to support various methods of shutters.</p> <p>Section 7.04 Screened Front Entry – updated requirements.</p> <p>Section 9.02 Bollard Lighting – updated wording, included requirements for replacement requirements of garage lighting.</p> <p>Section 10.06 deleted per Florida Statues.</p> <p>Section 11.07 Updated wording around approved Mulch.</p> <p>Section 11.04 updated to include the utility boxes as well.</p>	January 18, 2023
V18	<p>Section 11.07 Sod & Mulch – Updated guidelines to include the use of landscape stones in the rear flower beds only.</p> <p>Section 11.10 Landscape Edging/Retaining Walls – Updated wording to include that you must use edging along rear flower beds if landscape stones are used.</p>	November 1, 2023

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V18	Section 11.10 Landscape Edging/Retaining Walls – Updated wording to include that you must use edging along rear flower beds if landscape stones are used.	November 1, 2023
V19	<p>Updated community management company. Page 7-8.</p> <p>1.01 ARC Mod requests will be reviewed every Mon-Wed – Fri.</p> <p>1.02 Insert underline.</p> <p>4.02 Add HOA covers broken tiles & repair slipped tiles. Add homeowner pays to repair roof leaks.</p> <p>5.03 Insert The association will not call the responsible party to have your hurricane shutters installed or removed you as the responsible homeowner has the requirement.</p> <p>7.05 Lanai 8-foot extension requirements, with Amenity lots exempt.</p> <p>7.05 Insert required signature on ARC Mod request of acknowledgement of roof-mate & adjacent neighbor.</p> <p>9.01 Insert Camera</p> <p>9.02 Omitted Lamp must be an upward enclosed lantern style.</p> <p>9.02 Inserted photo of downward accepted style.</p> <p>10.15 Add Homeowner will be required to submit along with mod request a written waiver accepting responsibility for any future roof leak.</p> <p>10.16 Removed 3 side shrub coverage. Add generator cover install.</p> <p>11.04 Defined weed termination of common areas & villas.</p> <p>11.08 Add residential tree regulations and Manatee County website.</p> <p>11.10 Removed limitation side and rear only.</p> <p>Add Section 13 ARC Modification Request Form; ARC Resident Villa check list; ARC Common area check list.</p>	May 1, 2024

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SECTION 1: INTRODUCTION

The Community's Covenants, Conditions, and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these Design Guidelines is to define the criteria that will guide architectural development of the homes in Fairfield. They are intended to enable the Community to achieve the development goals of having compatible, consistent, and complementary development throughout the sub division. Like any community, Fairfield will grow gradually. These Guidelines are intended to provide the foundation upon which Fairfield will emerge.

The Design Guidelines have been prepared to assure long-term community quality. The ultimate result will be to heighten property values. The Architectural Review Committee (ARC) and Board of Directors (BOD) will update and revise these Guidelines over the course of the development as it determines necessary.

No assumption can be made that prior approvals will govern future decisions. The ARC/BOD has the right to interpret the criteria on a case-by-case basis.

Definitions

The following words and terms when used in this document have the following meaning:

“Architectural Review” means the requirements of this document that certain improvements or alterations to Lots or existing improvements be reviewed and approved.

“Easement” is a "nonpossessory" property interest that allows the holder of the **easement** to have a right of way or use property that they **do** not own or possess. Each parcel of land in the community has easements too support drainage and utilities. They exist in the front, side and back of the lots. Refer to your property survey for exact locations

“Community Management Company” means the hired Community Management Company that supports the Board of Directors and the Architectural Review Committee.

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As of May 2024, the Company is:

Community Association Management by Stacia, Inc

1800 2nd St Suite 853

Sarasota, FL 34236

Community Association Manager:

Stacia Searcy
CAMS by Stacia

stacia@cam-ss.com
phone: 941-315-8044

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1.01 The Review Process

From time-to-time homeowners may wish to make changes that suit his/ her current lifestyle and creative needs. Fairfield recognizes this need and wishes to accommodate these changes; however, it is important to remember that the changes may affect the character of your neighborhood. The Architectural Review Committee (ARC) must approve changes and are responsible for maintaining the original design guidelines. The Guidelines also outline an efficient and equitable review process that will be administered by the Fairfield HOA, Developer, or any successor or assigns.

Compliance with these standards does not preclude the ARC's right to deny a plan submittal for aesthetic purposes.

Nothing contained in these guidelines places any obligation for any governmental agency to approve any plans, nor shall approval by the ARC be interpreted as meeting the requirement of Manatee County or any other governing agency.

Modification requests that are received are reviewed for approval every Monday-Wednesday- Friday, if all required documentation and fees were received, unless necessary to present to the BOD for consideration which will be done at the next BOD meeting closest to the submittal date.

1.02 The Design Review Coordinator

An Architectural Review Committee has been appointed by the BOD to coordinate the design review process for modifications. Each modification will be reviewed for conformance to Fairfield Community design objectives.

All reviews, substitutions, and approvals by the ARC will be considered binding and final.

The appointed committee has authority over design decisions regarding, but not limited to, new construction, modifications, and additions.

To obtain specific information on the requirements and procedures for design review contact the community management company.

1.03 Review and Approval Flow Chart

Step One:

Research and Review

Architectural and Design Guidelines.

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Manatee County Building and Zoning Requirements.

Fairfield Covenants, Conditions and Restrictions (CCR'S).

When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting an application to the ARC. It may be appropriate (in some cases) to provide a neighbor's comments along with the ARC application. If the modification is deemed to adversely affect adjacent properties, the impacted neighbor(s) must be informed. The ARC, at its discretion, can require the neighbor's approval via submission of a Property Access Forms. Lanai extension requests will not be accepted without a signed Property Access form from all impacted neighbors.

Step Two

REVIEW REQUIREMENTS

Submittal of one (1) Design package including:

Modification Request Form and all related documentation required per the instructions on the form as well as within these Design Criteria.

Drawings (site plan, elevation, photos, etc.) as applicable.

Approvals to proceed, recommendation for changes, or plan rejection from the ARC.

Resubmittal of requested changes for approval, if required.

Resubmittal of new plan, if required.

1.04 Violation and Fine Process

Violation notices and Fines or penalties allow the HOA board to enforce the **governing documents** without obstacles and remain consistent when implementing policies.

This policy is defined in accordance with the Florida Statutes (Title XL- Real and Personal Property, Chapter 20 - Homeowners' Associations, Section 720.305 - Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights).

Procedure Steps:

- 1) When a parcel owner and, if applicable, any occupant, licensee, or invitee of the parcel owner commits a violation the first or second time, a violation letter will be sent with a request to correct the violation. Once the violation is properly addressed, the resident would communicate closure with the management company.

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- 2) If the violation remains unaddressed or is committed a third time a notice will be sent to the parcel owner and, if applicable, any occupant, licensee, or invitee of the parcel owner at least 14 days prior to the fine or suspension and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the proposed fine or suspension levied by the board is approved by the committee, the fine payment is due 5 days after notice of the approved fine is provided to the parcel owner and, if applicable, to any occupant, licensee, or invitee of the parcel owner. The association will provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any occupant, licensee, or invitee of the parcel owner. The fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing. The first fine will be \$25, and then escalate to \$50 for the second delinquency of payment. Then increase to \$100 for the third time and continue for every succeeding 5-day delinquency, not exceed \$1,000. A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non-prevailing party as determined by the court.

- 3) If a member is more than 90 days delinquent in paying any fee, fine, or other monetary obligation due to the association, the association may suspend the rights of the member, or the member's tenant, guest, or invitee, to use common areas and facilities until the fee, fine, or other monetary obligation is paid in full. This subsection does not apply to that portion of common areas used to provide access or utility services to the parcel. A suspension may not prohibit an owner or tenant of a parcel from having vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection.

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- 4) The association may suspend the voting rights of the parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent. The notice and hearing requirements under subsection (2) do not apply to a suspension imposed under this subsection. The suspension ends upon full payment of all obligations currently due or overdue to the association.

- 5) All suspensions imposed pursuant to subsection (3), or subsection (4) must be approved at a properly noticed board meeting. Upon approval, the association must notify the parcel owner and, if applicable, the parcel's occupant, licensee, or invitee by mail or hand delivery.

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SECTION 2: COMMUNITY CHARACTER

Fairfield is a planned 27.6-acre community located in Manatee County, Florida. It consists of 140 residences, a recreation center, landscaped open spaces, and roads.

Fairfield was envisioned as a new community that would blend into the surrounding communities and was intended to provide a comfortable and rewarding environment in which to live and play. Homes, open spaces, and planned amenities were designed to merge with the site's natural characteristics.

2.01 Special Treatment Lots

Certain lots within Fairfield are viewed as lots with significant visual impact within the community or from outside the community.

The following lots have been designated as lots that will require amenity Landscape packages:

Lot Number	Address
27	5450 Fairfield Blvd
28	5454 Fairfield Blvd
29	4806 Maymont Park Circle
30	4810 Maymont Park Circle
43	4862 Maymont Park Circle
44	4866 Maymont Park Circle
45	4870 Maymont Park Circle
46	4874 Maymont Park Circle
71	4976 Maymont Park Circle
72	4980 Maymont Park Circle
73	5002 Maymont Park Circle
74	5006 Maymont Park Circle
135	5452 Chatham Square Way
136	5448 Chatham Square Way

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137	5444 Chatham Square Way
138	5440 Chatham Square Way

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SECTION 3: SITE DEVELOPMENT GUIDELINES

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as Fairfield. Setbacks have been developed in order to achieve a well-proportioned streetscape. These minimum setbacks will determine the placement of the home, garages, fences, and landscaping. All setbacks are from the applicable property lines to the foundations and / or face of porches. The minimum home size is 1,434 square feet.

Single-family Attached Paired Villas (51' lots)

Front setback - 23' front building

Side setback - 6' to house.

Rear setback - 15' to house. Note: A/C units, and/or any other mechanical equipment cannot extend more than 4' from the house. For all homes, mechanical equipment must be landscaped from the front and side view.

Villa Lot Setbacks - 72' Wide Lots

3.01 Future Modifications

Future modifications and/or additions to the home shall meet the integrity of the existing home and will be subject to submission and approval by the ARC.

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SECTION 4: EXTERIOR MATERIALS AND FINISHES

Exterior materials, trim and detailing reflect the architectural style of the homes being built in Fairfield. Homes will have decorative coating, sand finish bands, crown molding, and appliques. Blank elevations are prohibited unless treated with architectural detailing to enhance the character.

APPROPRIATE

Natural trim and accent materials such as crown molding and foam appliques.

Aluminum soffits and fascia.

NOT ALLOWED

Exposed galvanized or reflective anodized trims.

Large-scale use of hardboard panels (particularly fake stucco).

Fixed metal or fiberglass awnings.

Single board flush rakes at front elevations.

"Short front" masonry veneers.

4.01 Roof Pitches and Materials

Simple pitched gable, hip, and minor variations or combinations of these two roof forms will be the predominant roof forms in Fairfield. Side-to-side roof pitches should be a minimum of 6:12 for the main body of the roof unless noted in the architectural style examples. Front-to-back roof pitches must be a minimum of 6:12 unless otherwise noted in the architectural style examples. Roof materials and colors are preselected by Neal Communities based on architectural style. See exhibit entitled Paint Colors.

APPROPRIATE

Multiple gable elements.

Varied ridge heights, plate heights, and jogs in ridgeline.

Flat, concrete tile roof. Roof replacement is the responsibility of the Association.

NOT ALLOWED

Gambrel and mansard style roofs (prohibited).

Shingle roofs.

Homeowners may not replace their roof independently.

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4.02 Roof Accessories, Gutters, and Downspouts

It is encouraged that all exposed metal materials are hidden or muted from the public eye whenever possible. All modifications or additions to the Roof and or Gutters must be submitted to the ARC for approval prior to work taking place. HOA covers broken roof tiles and repairs slipped tiles. Homeowner pays to repair roof leaks.

APPROPRIATE

All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials and are encouraged to be located behind the main ridgeline.

Gutters may be added to the home. The color must be white.

Attic Fans

Solar tubing

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SECTION 5: WINDOWS AND SHUTTERS

Single-hung aluminum white frame windows are the windows of choice at Fairfield. Windows may be square or rectangular.

5.01 Shutters

There are two home elevations in Fairfield. One with the arched entry, for which there are no shutters on the front window. One with a squared entry, for which there are shutters on the front window. Shutters may not be added to the Arched Entry, nor may they not be removed from the squared entry. Shutter paint color must match the front door of the villa, per the color schemes provided in this document.

5.02 Window Treatments

No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one week after occupancy on a dwelling, or when permanent window treatments are being cleaned or repaired.

5.03 Storm Preparedness

No storm or hurricane shutters may be installed by a homeowner except for those that comply with specifications, design, color, and style approved by the ARC. Hurricane shutters were provided with your home (provided by Neal). If an alternate method is to be used like Hurricane Impact Glass or any number of other certified shutter systems, the homeowner must submit and get approval from the ARC prior to installation.

Storm shutters may only be placed or activated on a structure once a Storm Warning or Watch is issued for our area, and not remain on the structure for more than seven (7) days after the storm event; A homeowner who plans to be absent during the hurricane season must prepare his home prior to his departure by designating a responsible firm or individual to care for his home and install hurricane shutters per the guidance above, when a storm warning or watch is issued. The homeowner is responsible for furnishing the Association with the name(s) of that firm or individual in case the home suffers hurricane damage. The Association will not call the responsible party to have your hurricane shutters installed or removed, you as the responsible homeowner has the requirement.

Per the Association's Safety & Security policy, the Association may levy a fine of \$100/day up to \$1000 to any homeowner that fails to comply with these Storm Preparedness guidelines for any named hurricane. Pre-storm and post-storm non-compliance may result in fines levied against the homeowner as separate infractions, for \$100/day up to \$100 each.

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SECTION 6: PARKING

6.01 Number of Spaces Per Villa

Each villa has 4 parking spaces: 2 in garage and 2 on driveway. All vehicles owned by residents must be garaged or parked in the driveway.

6.02 Additional Parking near Clubhouse – Residents

Residents may use the 10 parking spaces near the clubhouse **only when** taking advantage of the pool/recreation center. Residents may be permitted to use the 10 extra spaces overnight with preapproval by the management company for special circumstances (i.e., driveway is under repair). Otherwise, no overnight parking in the 10 extra spaces by residents is allowed and the vehicles will be subject to warning, fine and/or towing at the discretion of the ARC and BOD. **Exclusions per section 6.06 apply.**

6.03 (A) Additional Parking near Clubhouse – Visitors/Daytime

Residents may advise their guests to park in the 10 parking spaces near the clubhouse if all 4 spaces (see 6.01 above) at the resident's home are occupied during daytime hours. Between the hours of 1 am and 6 am, please refer to section 6.03 (B). *Exclusions per section 6.06 apply.*

6.03 (B) Additional Parking near Clubhouse – Visitors/Overnight – Permit

“Overnight” is defined as the hours between 1 am and 6am. No vehicles without a permit may be parked in the spaces by the Clubhouse overnight. To request a permit, please contact the Community Management Company via email or phone. Please advise them that there will be a vehicle parked overnight by the clubhouse and request a parking pass. The make, model, state of issue, license plate # and house number + street visiting must be provided at the time of notification and 24-hour advance notification is highly encouraged. The pass will be emailed in return or may be picked (or printed by a neighbor if the owner does not use a computer/printer) and the resident must ensure that their guest posts the pass on the front dashboard.

In the case of an emergency, for example you have unplanned overnight company, please follow the procedure to get an emergency permit:

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FAIRFIELD EMERGENCY PARKING PASS PROCEDURE

The BOD understands that circumstances may arise that you are unable to contact the Community Management Company for a permit due to last-minute guests, holidays, etc. Therefore, there will be 10 (ten) numbered parking permits kept in the clubhouse for you to access on an as needed basis for “emergencies” when advance notice to the Community Association Company for a single overnight stay is not feasible.

If you need to use one of these passes, please do as follows:

1. Access the clubhouse using your Key Fob
2. take one of the passes out of the folder marked “Emergency Parking Passes”, sign it out on the form provided (your name, house #, street and date of use)
3. Complete the information on the pass with one of the dry-erase markers provided. Do not remove the markers and do not use a permanent pen or marker.
3. Ensure that you’ve completed your name (last name is fine), house # and street, plus the date of use.
4. Place the pass on the dashboard of your visitor’s vehicle and park in one of the spaces by the pool. Note that all laws around Handicapped spaces prevail.
5. The following morning, please remove the pass, wipe the writing off (it’s dry erase, so just use a paper towel) and place the pass back in the folder.
6. Initial that you’ve returned the pass.

Any vehicles out of compliance are subject to towing per section 6.07 below.

6.04 Street Parking

Extreme care is to be taken upon parking in the streets. Vehicles must remain on the blacktop/curb as the irrigation system runs very close to the curb line and parking on the grass could damage irrigation, thus resulting in expensive repairs for the association.

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Upon parking on the street or in the driveway, owners will bear financial responsibility for repairing any damage caused by their vehicles or those of their visitors to landscaping, grass, irrigation, asphalt surface etc.

Vehicles also should not park on the grass, in a crosswalk and are not permitted to block sidewalks or driveways.

6.05 Overnight Street Parking

Overnight parking is defined as any period of time between the hours of 1 am and 6 am. This is clearly noted on the sign at the entrance to Fairfield, and vehicles not in compliance will be subject to towing. All costs involved with a vehicle having been towed are the responsibility of the vehicle's owner.

Per section 10.07 in the Declaration of Covenants, Conditions and Restrictions for Fairfield, no overnight parking will be allowed in the street:

10.07 "No vehicle shall be permitted to park overnight in the Subdivision streets and street right of ways, and the Association has the right to remove and tow, at the owner's expense, any vehicle which violates the provisions of this Section 10.07 or any other rule, regulation, standard, specification or the like promulgated by the Board or the ARC regarding vehicles and parking in the Subdivision. The Board and the ARC may adopt rules, regulations, guidelines, standards, specifications, and the like, which are more stringent regarding permitted vehicles and parking restrictions in the Subdivision. Each Owner shall comply, and shall cause the Owner's family, guests, tenants, and invitees to comply, with the restrictions and covenants, as well as all rules, regulations, standards, guidelines, specifications, and the like, set forth in this Declaration, and any amendments hereto, applicable to such Owner's Lot, as well as parking in the Subdivision streets and right of ways."

Per section 6.03 (B) above, visitors may use the 10 extra parking spaces near the clubhouse overnight *with appropriate permit or emergency permit.*

In the event that all 10 extra spaces are taken by other residents' visitors, and all 4 spaces of a homeowner's driveway and garage are being used, the owner may notify Community Management Company via email or phone. Please advise them that there will be a vehicle parked overnight on the street and request a parking pass. The make, model, state of issue and license plate # must be provided at the time of notification and 24-hour advance notification is highly encouraged. The pass will be emailed in return or may be picked up (or printed by a neighbor if the owner does not use a computer/printer) and the resident must ensure that their guest posts the pass on the front dashboard.

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6.06 Other Vehicles

Please refer to Articles 10.06 and 10.07 in the Declarations, Covenants and Restrictions for Use

No boats, trucks over $\frac{3}{4}$ tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Elements for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association, except within a building where totally isolated from public view.

No trailer, camper, motor home, boat, boat trailer, canoe, or motorcycle shall be permitted to remain upon a lot unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by owners and their guests for loading and unloading purposes only for a period not to exceed eight (8) hours. All temporary parking shall be restricted to paved driveways. No commercial trucks or vans, tractors, service vehicles, or other commercial vehicles shall be permitted to remain within the subdivision other than for temporary parking unless parked within an enclosed garage.

PODS: In the event a homeowner is moving in or out of Fairfield and has a POD or moving truck/van. Homeowners moving in or out are to notify the Community Management Company in advance of the delivery and pick up dates for POD/PODS for a maximum of seven days. PODS can only be parked in the homeowner's driveway and must not block the sidewalk. POD's and Moving Trucks/Vans can only be parked in the owner's driveway, not on the streets or in common spaces by the pool, **no exceptions.**

6.07 Vehicle Towing

The BOD has contracted a towing company that will conduct random nighttime surveillance of Fairfield between the hours of 1 a.m. and 6 a.m. The current HOA President or ARC liaison may request additional surveillance when necessary.

The Fairfield BOD gives **Action Towing** the authority to tow any vehicle without warning for the following conditions:

Any vehicle parked along the Fairfield Roadways between the hours of 1 a.m. and 6 a.m.

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Any vehicle parked in the Pool Area parking spaces between the hours of 1 a.m. and 6 a.m. without an issued parking permit or Fairfield Emergency parking permit displayed on the vehicle dash. (see section 6.03 (B) above)

Any vehicle as described in section 6.06 above.

The Towing driver will log the permitted parking duration for vehicles with issued parking permits. The Towing driver will log the Fairfield Emergency parking permit number to ensure it is not used more than one night.

Note: Any vehicle parked in the Pool Area parking spaces with an expired issued parking permit or expired Fairfield Emergency parking permit will be towed without warning.

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SECTION 7: FRONT ENTRY, SERVICE, LANAI, AND GARAGE DOORS

7.01 Garage Doors Open/Closed

Garage doors must be kept closed at all times except when in use, and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open.

Garage Ventilation: In the event that a homeowner would like to aid in ventilation of their garage, ventilation should start at the house entrance to the garage. If this is not enough to enhance/improve temperature control, the garage door may be opened not to exceed one panel high, during daylight hours only.

7.02 Garage Door Replacement

Should a homeowner need to replace their garage door, an ARC Modification Request must be submitted. All replacement Garage Doors must be the exact same as the existing.

NOT ALLOWED

Translucent fiberglass garage doors.

Gaudy garage door details, which draw attention.

Strong accent colors on garage.

Painted designs on garage doors.

Garage door painted in bold colors that will highlight them.

Garage screen doors.

7.03 Front Entry Doors

Front entry doors must be painted according to the schematic set forth by the Developer. If the home has shutters, both shutters and front door must match in paint color according to the schematic set forth by the Developer.

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APPROPRIATE

Front entry doors preselected by Developer or optional at time of construction through the Developer.

Additional doors must be submitted for ARC approval.

NOT ALLOWED

Flush, non-accented front doors (either by color or by detail).

Painted designs on front entry doors.

7.04 Screened Front Entry

Screened front entry doors are admissible. A Request for Modification form must be submitted for the addition of any screened front entry door.

Screen front porches are admissible as long as the street facing portion is enclosed using a retractable screen, permanent screen with a door is not allowed. A Request for Modification form must be submitted for the addition of any screened front porches.

7.05 Lanai Enclosures/Extensions

Lanai enclosures may be completed with an approved Modification Request including permit, contractor and all required information.

Screen enclosure materials must be bronze frame and charcoal screen.

Glass enclosure materials must be bronze frame.

APPROPRIATE

Screen lanais that fit the architectural style on rear elevation only.

It is possible to add an outdoor BBQ pad with ARC submission and approval.

NOT ALLOWED

Awnings on the front, back, or sides of homes.

Smokers may not be used on the property due to the proximity of the villas to their neighbors and that the emitted smoke could be a nuisance for the neighboring villa.

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Lanai 8-foot extension requirements

The following items must be submitted along with a Modification Request for a lanai extension.

Surveyed site plan indicating the location of the structure.

Rear elevation indicating attachment to the home, dimensions, and type of structure.

Specification sheet for cage.

Signed ARC mod request by roof-mate & adjacent neighbor(s).

All aluminum material must be bronze with charcoal screen.

Perimeter landscaping is required.

Please make sure all items are included with your request.

Amenity lots are exempt from the 8-foot limitation.

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SECTION 8: EXTERIOR COLORS, MAILBOXES & HOUSE NUMBERS


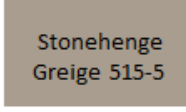

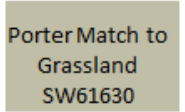
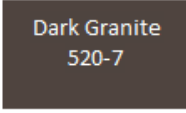
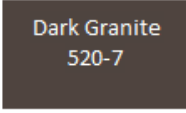

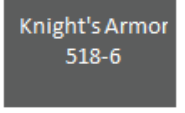
The Developer has pre-selected exterior color choices appropriate for each home within the subdivision. Proposed color selections and the intermixing of color packages shall be subject to approval by the ARC Committee.

APPROPRIATE

Color appropriate to the architectural style. (See Paint Colors.)

All approved paint colors in the palette are given in these guidelines.

8.01 Villa – Exterior Colors

	1	2	3	4
ROOF	Monier, Slate, Buckskin			
Trim	Crumb Cookie, 217-1			
Body	 Dusty Trail 414-4	 Stonehenge Greige 515-5	 Whiskers 513-4	 Porter Match to Grassland SW61630
Shutter & Entry Doors	 Dark Granite 520-7	 Dark Granite 520-7	 Knight's Armor 518-6	 Knight's Armor 518-6

Pavers:

SPRAYCRETE, CRUMB COOKIE, #217-1

STANDARD PAVERS WITH CONCRETE APRON AT DRIVE, WALK, & ENTRY: TREMRON, OLDE TOWNE, 4X6 / 6X6 / 6X9 IN A RANDOM PATTERN, DRIFTWOOD.

8.02 Mailboxes

Gang boxes were provided by the Developer, per the requirements of the post office.

NOT ALLOWED

Other mailboxes.

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8.03 House Numbers

House numbers were provided by the Developer. If replacement is needed, a request for Modification must be submitted to the ARC. Replacement numbers must match exactly or as close as possible to the existing numbers.

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SECTION 9: EXTERIOR LIGHTING

9.01 Exterior Lighting

Lighting of homes and their surroundings can add dynamic effects within a community. Exterior garage lights are standard at Fairfield. Light fixtures are consistent with the theme of the building design. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights), and no spillover of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up lighting should be concealed in shrubs.

APPROPRIATE

Wall mounted fixtures at entries that blend with the building design.

Fixtures and standards shall be designed to relate aesthetically to the character of the Development.

Lights on home.

See standard exterior lighting selection below.

Security lighting/Camera on exterior of home must be adjusted for sensitivity and light direction so as not to interfere with neighbors' property.

NOT ALLOWED

Any coach light not approved by the ARC.

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9.02 Bollard Lighting

Homeowners may install bollard lighting along their front walkway within the following guidelines:

Light casing to be black, brown or copper in color to blend with landscaping.

Lights to be no taller than 12" above ground.

Lights may be installed not to exceed 10 total along walkway. (More than 10 require Mod request.)

Lights are prohibited in any common areas, even if said common area is adjacent to your home.

Garage Wall Light Fixture replacements must meet the following guidelines:

Light casing must be black.

Overall light height must be 17 inches or larger.



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SECTION 10: MISC OUTDOOR

10.01 Basketball Hoops

Must be portable and stored out of sight when not in use.

10.02 Exterior Wall Attachments

Homeowners have the option to decorate the walls **under their covered lanai** and **front porch** as they please. All decorations shall fit naturally with the look, feel and overall aesthetic of the community. Prior ARC approval is not required, but the ARC may disapprove any decoration that has been hung under a covered area that is not deemed to fit naturally with the look, feel and overall aesthetic of the community, and request immediate removal. Homeowner is responsible for the repair of the walls when decoration is removed from porch or lanai.

NOT ALLOWED

Wall attachments include hose reels, decorative objects and any other item that utilizes screws, hooks or any other type of fastener to be applied to the **exterior wall surface not under cover**. If a homeowner does attach an object to their exterior walls, they will be held responsible for immediate removal of the item(s) and repair of the wall. Satellite dishes are covered under separate guidance in the Design Criteria.

10.03 Holiday Decorations

Decorations, lights, flags, and other decorations customary for holidays and special events are welcome. They must be temporary in nature and can be regulated by the ARC as to quantity. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.

10.04 Front Yard/Bed Decorative Items:

Decorative items are prohibited in the grass areas but may be displayed in the beds. All decorations shall fit naturally with the look, feel and overall aesthetic of the community.

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The # of decorations is limited to 5 throughout the front beds. Objects must be placed so that they do not interfere with the irrigation system. Prior ARC approval is not required, but the ARC may disapprove any item that has been placed in a landscape bed that is not deemed to fit naturally with the look, feel and overall aesthetic of the community, and request immediate removal.

Owners should be mindful of irrigation system when placing or maintaining these bed decorations. Any damage caused to irrigation by decorations in the beds will be repaired by the Association and paid for by the owner.

Approved items that count towards the total of 5 include the following:

Garden flags no larger than 14" x 20" and less than 36" in height.

Name/initial/house number sign - to be placed ONLY in the bed in front of the porch, and less than 36" in height.

Up to 1 double or single shepherd pole not to exceed 6' in height.

Statues or sculptures less than 36" in height

Potted plants less than 36" in height and 24" in diameter (of the pot)

Flat free standing garden trellis no more than 48 inches in height

Prohibited in any yard/bed:

Accessory structures e.g. trellises (arch, arbor or pergola) and bridge walks

Birdbaths

Fountains

English Globes/Gazing Balls

Birdhouses/Bird feeders

Benches in any plant bed

10.05 Security system signs

Security system signs do not count toward the total of 5 and may be placed as provided in FL Statute 720.304, section 6 "Any parcel owner may display a sign of reasonable size provided by a contractor for security services".

10.06 Deleted

Deleted to stay in accordance with 2022 Florida statute 163.04 Energy devices based on renewable resources.

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10.07 American Flags:

This is a homeowner option and may be flown per section 720.304 of Florida statute 720.

(2)(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws,

rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

10.08 Accessory Structures:

Greenhouses, trellises (arch, arbor or pergola), gazebos, or any other structures are not allowed.

APPROPRIATE

Small fountains located in covered front entry and lanai.

NOT ALLOWED

Bird Houses or Bird Feeders anywhere on the property

Permanent basketball hoops

Permanent playground equipment

Unless attached to a barbecue or cooking appliance, propane containers cannot be installed "above ground."

10.09 For Sale Signage

One professionally prepared unlit "for sale" sign (no larger than 18" x 24" in size) may be placed inside the front porch window of a unit facing outwards. Open house signs may temporarily be placed

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in the front yard and at the entrance to the community but may not be put in place more than 3 hours before an open house and must be removed immediately after the open house. Furthermore, the front entry gates will be open every Sunday afternoon between noon and five p.m. to accommodate open houses.

10.10 Fencing

Fencing of any kind is not allowed.

10.11 Entry Walks & Driveways

The entry will be connected to the driveway.

Walkways and driveways are to be constructed of pavers with concrete aprons. Asphalt, gravel, and painted concrete are prohibited on driveways.

Driveways shall not extend beyond the side planes of the garage.

In the event that paver bricks in the driveway, walkway or front entry need significant repair or replacement, an ARC approval must be obtained.

APPROPRIATE

Paver walkways and drives with concrete apron.

Direct connection to sidewalks.

Colorless sealer is allowed.

NOT ALLOWED

Gravel, shell, or poly-pebble walkways and driveways.

Any applied top coating including paint or stain.

10.12 Sidewalks

A sidewalk was installed by the builder in front of all homes. It is the responsibility of the homeowner to maintain, repair or replace as necessary and ARC approval must be obtained.

10.13 Satellite Dishes

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Satellite dishes of standard residential size (approximately 18"– 20" diameter) are permitted. Satellite dishes are not allowed on roofs. Satellite dishes of standard residential size (approximately 18"– 20" diameter) are permitted. Satellite dishes must be approved by ARC before being installed. They may be attached to the home or on a pole in the side or rear yard, but are not allowed on roofs, as necessary to obtain reception. If installed on the side of the home, the placement must be integrated with the residence and surrounding landscape, camouflaged by landscaping, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules. This installation must be completed by a professional. In the event that a villa with a satellite dish attached to the side of the home is sold, and the new owner does not want the satellite dish, it is the responsibility of the seller (current owner) to have the dish removed and the wall repaired and painted prior to closing on the sale.

Antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations.

Repair of any and all damage caused to the exterior of the home during installation or subsequent service calls related to satellite dishes and/or antennae is to be the responsibility of the Homeowner.

10.14 Trash

Trash may only be put out after 6 pm the night before pickup. All trash and recyclables must be contained within an appropriate container:

1. Recyclables must be in the containers provided by Manatee County.
2. All cardboard must be broken down and contained within the recyclable containers, except for when there are large quantities of broken-down boxes (for example, just after move-in) at which time residents may lay broken down boxes out for pick up.
3. All non-recyclable trash, excluding yard waste, must be bagged and placed in a closed trash receptacle. Trash placed out on the street in bags is prohibited.
4. Trash and recyclable receptacles must be placed on the driveway apron and may not be placed on the grass.
5. Trash and recyclable receptacles must be brought in by the end of the day of pick up.
6. Trash and recyclable receptacles must be stored inside the garage at all times when not curbside for pick up.
7. No trash/waste may be stored on the front porch or lanai.

All pet waste must be disposed of by the resident within the residents own trash receptacles and may not be stored or grouped outside of the villa in between trash pickups.

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10.15 Solar Panels

Pertaining to the Florida Solar Rights Act, solar panels piping shall blend architecturally with the roof of the home and must be approved by the ARC prior to installation. Homeowner will be required to submit along with mod request a written waiver accepting full responsibility for any future roof leaks or repairs.

<https://www.flaseia.org/education/solar-laws/>

10.16 Generators

Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 8:00 AM and 5:00 PM Monday – Friday and 10:00 AM and 5:00 PM Saturday, Sunday and holidays.

Submission to the ARC for approval is required and must include:

1. Manufacturer’s specifications for unit, wiring, mounting, and sound level production.
2. Copy of surveyed site plan showing the location of the generator relative to the home.
3. Cover must be placed on generator while not in use.
4. Installation of generator must comply with the state and county regulations.
5. The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician.
6. The generator must be located at least 5 feet from any door or window opening, and the appropriate distance per code from neighbors.
7. Generators must be located on the exterior of the home, excluding the lanai. Sound levels produced by the generator may not be greater than 72 dB (A) at 23 feet while operating at full load.

A county permit is required. If the county permitting process causes any changes in what was approved by the ARC, the changes must be submitted to the ARC.

APPROPRIATE

Mechanical equipment grouped and shielded from view in easily accessible location (required).

Portable generators are allowed but must be stored in the garage.

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NOT ALLOWED

Exposed mechanical equipment of any kind.

10.17 Pets

Per section 10.08 in the Declaration of Covenants, "the Board may adopt rules and regulations, including any standards, specifications, guidelines, or the like, which are more restrictive than the provisions of this declaration" and therefore the number of pets per household (villa) is to be limited to 4. Please refer to section 10.08 in the Declarations of Covenants for the definition of "pet" and the complete guideline on animals and pets.

Owners must clean up after their pets. Pets must be leashed at all times per Florida Leash Laws. Pet waste must be disposed of in the owner's trash and may not be disposed of in community trash receptacles. Violations will be issued to owners who do not comply, or to owners whose visitors do not comply.

10.18 Yard/Moving/Estate Sales

The community may decide to hold a community-wide yard sale. Individual homeowner yard sales and/or moving sales are not permitted. However, one ESTATE sale per Homeowner is allowed upon selling of the home prior to moving with the following stipulations.

1. Sale to be managed by a professional Estate Sale company.
2. ARC request submitted no less than 14 days prior to sale date and to include sale date, times, and management Company.
3. Sale to be scheduled between the hours of 9am and 5pm, on ONE DAY only.
4. All merchandise must be contained to house and garage - no merchandise to be displayed on driveway or in yard.
5. Additional merchandise may not be brought into the community to sell at the sale. All merchandise to be sold must have been stored in the villa that is being sold.
6. Parking direction and help must be provided to ensure cars do not block driveways/crosswalks, and do not park on grass.

Three signs are allowed to be set up in the community - no more than 24 hours in advance of the event: St. Rd. 70 entrance, Directional signage in the neighborhood, one in front of the home.

All signs must be removed within 2 hours of the end of the sale.

Homeowner will bear financial responsibility for any damage caused.

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10.19 Pools & Spas

Per the Declarations & Covenants for Fairfield, above ground swimming pools are prohibited. Above ground hot tubs, blow up kiddie pools, therapy pools or hydro-spas and in ground swimming pools, “spools” and hot tubs may be incorporated into improvements with ARC approval for adherence to setback, community architecture, etc. All pools shall be enclosed (see section 10.21 below) and constructed to comply with applicable regulations and standards of governments having jurisdiction. All pools, enclosures, screening and caging shall be subject to ARC review. All Pool equipment must be concealed by landscaping per section 10.10(c) in the Declarations and Covenants.

10.20 Pools/Lanai Enclosures

Per the Declarations & Covenants for Fairfield, pool enclosure height may not exceed the height of the home. This is also the rule for lanai (non-pool) enclosures. Pool/lanai enclosures may be extended out, away from the home per setback and property lines, and they also may be extended towards the center of the villas but must adhere to FL Law regarding privacy and spacing with the paired villa neighbor. Any impact to irrigation and landscaping from the change to the Lanai footprint is the owner’s responsibility to replace and restore at time of construction. All changes to pool/lanai enclosure footprint, including plan to restore and replace any displaced irrigation and/or landscaping must be submitted for ARC review and approval.

10.21 Outdoor Grilling

The Florida Fire Prevention Code is required to be adopted by the State Fire Marshall every third year, pursuant to Section 633.202 of the Florida Statutes.

The current edition of the Code is based on the 2015 NFPA 1 Fire Code. With respect to cooking equipment, Section 10.10.6.1 allows use of kindling hibachis, grills, or other similar devices for cooking, heating, or any other purpose on any balcony, under any overhang portion, or within 10 feet of any structure, in one and two-family dwellings.

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SECTION 11: LANDSCAPING 11.01

Landscape Character & Style

Establishment of a strong community landscape image is critical to the success of Fairfield. To achieve this goal, the Builder in Fairfield installed a pre-designed landscape package for each villa in the community. Fairfield Community was designed as a Florida Friendly Landscaped community. This is defined as follows per Florida Statute 373.185:

“Florida-friendly landscaping” means 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.”

This landscape section has been designed to adhere to these guidelines as established by the state of Florida, provide property owners, architects, landscape architects and contractors with important information to ensure a harmonious neighborhood streetscape, establish visual sense of community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The overall objective is to enhance the character of Fairfield and maximize the return on investment for owners. The landscape character should include the use of native plant materials as defined in Section 11.14.

11.02 Homeowners’ Responsibility

Minimum Plantings: To create a "streetscape effect" that is consistent throughout the community and the entire development, the minimum planting requirements included by the developer at time of purchase must be maintained on each lot. (See Section 11.15)

Dead Plants: Any plant material which dies shall be removed and replaced within 60 days by the homeowner (for example, during a freeze).

Changing Healthy Plants: Swapping out healthy plants from the original beds is a homeowner's option and may be done without ARC approval as long as the replacement plants are in accordance with Section 11.14 Approved Plant List.

New/Additional Beds: Creating new beds, joining the front two landscape beds (is considered a new bed). If you are joining the beds together you are not allowed to go out more than 3 feet from the sidewalk.

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New/Additional Plant beds are not allowed on rear or side property lines with the exception of the amenity lot homes which currently have side property plant beds.

Perennials and annuals may be added to the plant beds but must be maintained throughout the year.

ARC has the authority to advise the BOD of any homeowner plantings or landscape changes that are deemed as non-compliant with these guidelines, including those that they feel do not enhance the overall feeling and goals for the community as stated above.

11.03 Amenity Lots

Homeowners who purchased what the developer deemed “amenity lots” are responsible for maintaining and replacing (at their own cost) all plants included with the lot at time of purchase per the above section 11.02.

Because of their larger size and increased visual impact, additional plantings may be desired for privacy as well as the extended streetscape impact. Submission to the ARC must be made for any requested bed additions or additional plants to for approval per section 11.02 above.

11.04 Maintenance Provided By Landscape Company

1. Mowing and fertilizing lawns (using weed and feed products)
2. Insect and fungus treatment of sod
3. Trimming shrubs and trees (less than 10ft in height)*
4. Trimming hedges around the perimeter of Fairfield and between the back-to back lots.
5. Edging plant bed areas
6. Weed termination of common ground areas and villas.
7. Maintenance of all common areas

* Trees and shrubs taller than 10ft in height need to trimmed and maintained by the lot owner at the lot owners expense.

Shrubs that are located next to backflows and utility boxes are also the responsibility of the lot owner to trim and maintain to ensure the proper clearance is maintained away from the backflow equipment and utility boxes as well as ensuring your grass is clear of the concrete slab that hold the backflow equipment.

11.05 Front Yards

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The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid-point of the house. Planting in this area is of greatest importance, as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and lot, and thereby soften the impact of the home along a particular street and create visual interest and excitement for the streetscape.

A well thought-out combination of grass, ground covers, shrubs, vines, trees, and palms (new and existing) were used to accomplish the above goals. The appearance was designed to be natural in appearance with formal accents.

The shared center areas of driveways must be maintained as predesigned in cooperation with your neighbor.

Front yard plantings should complement the overall neighborhood streetscape in form, texture, and simplicity of design.

11.06 Rear Yards

Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid-point of the house.

Treatment of rear yards is dependent upon their location as follows:

Lake Adjacencies: the landscape should enhance the rear patio, filtering the view of the homes from the lake area and keep the rear perimeters of the property open so as not to interfere with an adjoining neighbor's view of the lake.

Perimeter and back-to-back lots: Homeowner's privacy is the main concern. The goal in landscaping is a balance between the homeowner's goals and those of the overall community.

11.07 Sod & Mulch

All home sites must be completely sodded. Grass sod is to be St. Augustine "Floritam." Sod shall be free of weeds, diseases, fungus, and vermin. The treatment of sod is provided by the current landscape company. However, sod must be replaced by the homeowner in cases where there has been negligence or misuse.

Beds will be mulched by the Association on a schedule determined by the association. The preferred common mulch defined by the Association is a shredded mulch in a natural, brown or black color.

If a homeowner would like to add mulch in between the Association mulching, they are allowed to do so by using a common mulch in a natural, brown or black color only. The resident is prohibited from using rock, pine bark, straw and/or red colored mulch.

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The homeowner is allowed to swap the mulch to landscape stone in the rear yard along the lanai edge to the center line of the home, not to extend past the first side window nearest the lanai to help with water drainage issues. If stone is used the homeowner is also required to install edging to contain the stone from encroaching the yard/grass areas.

All trees and shrubs shall be Florida #1 or better as defined in "Grades and Standards for Nursery Plants", Parts I & II, Department of Agriculture, State of Florida. All landscaped areas shall be irrigated by an automatic irrigation system.

11.08 Street Trees

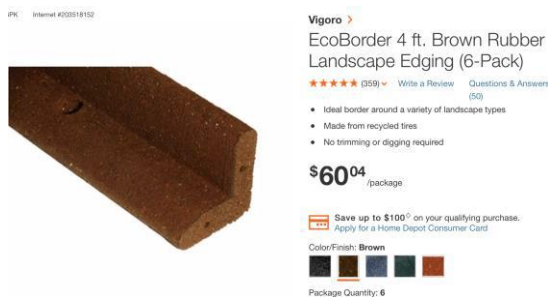
Street trees are required by the Land Development Code (LDC) of Manatee County. These trees have been placed on homeowner's property and in common ground areas. Homeowners may not remove the mandatory street trees without ARC approval. If a homeowner's tree dies for any reason, the homeowner must replace it with one that meets the Manatee County regulations regarding removal and replacement. Visit Manatee County's website [Residential Tree Removal - Manatee County \(mymanatee.org\)](https://www.mymanatee.org/departments/building__development_services/environmental_review/tree_removal_authorization__permits/residential_tree_removal) https://www.mymanatee.org/departments/building__development_services/environmental_review/tree_removal_authorization__permits/residential_tree_removal

11.09 Irrigation

To help maintain the landscape quality that is the goal of Fairfield, an automatic irrigation system was provided and is required for all houses. It is the homeowner's responsibility to ensure that the system is set to irrigate appropriately. If additional irrigation is desired, that is the homeowner's discretion to add at his/her own cost. Any damage done to irrigation lines not caused by the landscape contractor will be repaired at the expense of the homeowner.

11.10 Landscape Edging/Retaining Walls

No edging with the exception of EcoBorder Brown or Black rubber edging is allowed to be installed.



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In some cases, a retaining wall may be deemed necessary due to landscape degradation, drainage, etc. This must be requested via an ARC Modification Landscape Request and approved by the Landscape Committee and the ARC.

If landscape rocks are installed along the back yard beds, edging must be installed to contain the stone from encroaching the yard/grass areas.

11.11 Violations

Failure to maintain all landscape material and to promptly remove and replace any dead landscape materials properly shall constitute a violation of the HOA policy. Appropriate fines can be awarded.

11.12 Questions Regarding Landscapes

Contact the current Fairfield management company

11.13 Approved Plant List

The community lot owner is allowed to landscaping in accordance to the guidelines as established by the state of Florida, and defined in this document, allowing for individual expression of the homeowner. The restriction of plant selections are those that are called out as invasive as per the University of Florida Institute Of Food And Agricultural Sciences – Assessment of Non-Native plants in Florida (Website: <https://assessment.ifas.ufl.edu/assessments/>). This site allows the lot owner to research the plant selections and ensure that non-invasive plants are selected.

NOT ALLOWED

1. Vegetable gardens outside the home and lanai
2. Citrus/Fruit trees
3. English Gardens
4. Oriental Gardens

11.14 Required Minimum Plantings

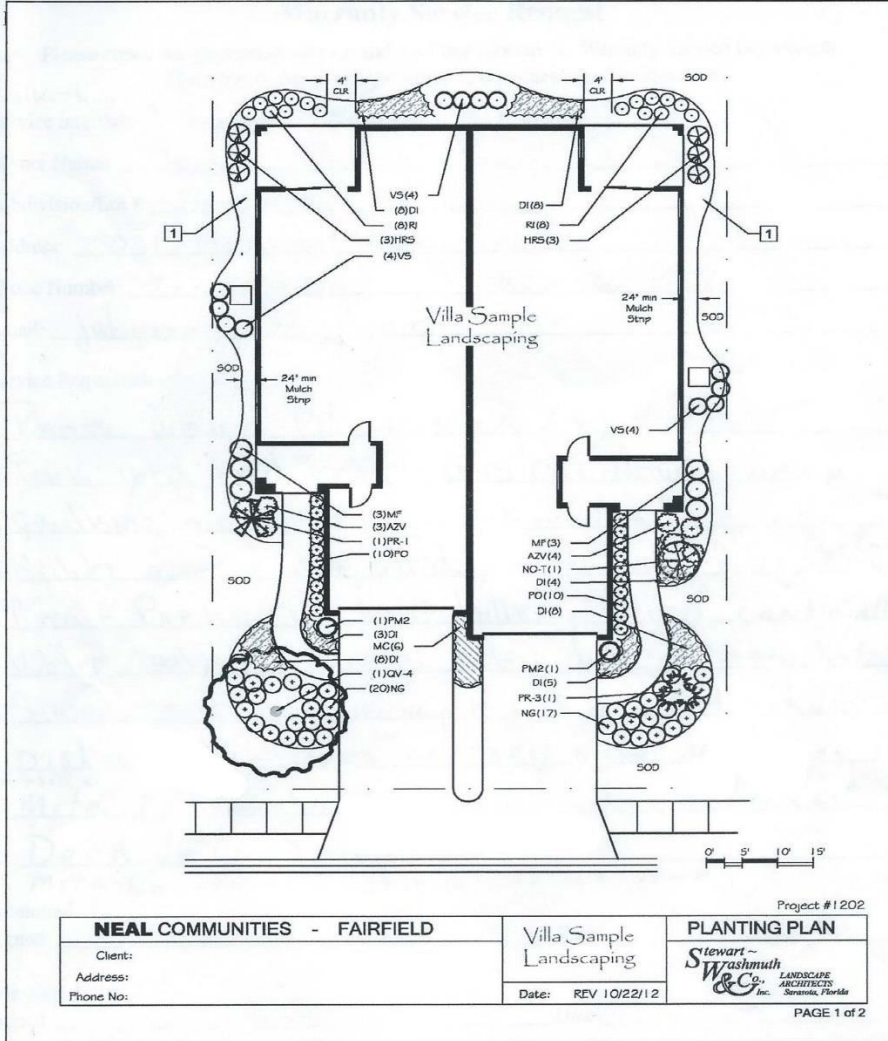
Understanding that the plant types may have changed from the original planting of the developer the following shows the expectations of the planting areas and densities that should maintained on the villa lots.

FAIRFIELD NEIGHBORHOOD ASSOCIATION Design Criteria & Community Policies



Criteria Manual

VILLA STANDARDS (MINIMUM PLANTING)



FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

SECTION 12: CLUBHOUSE RENTAL/PRIVATE USE

Clubhouse is available residents of the community for community planned events, social clubs and events. Reservation for use of private activities should be limited to no more than 2 hours per day unless an event application is submitted and approved, this allows access for multiple residents throughout the day.

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

FAIRFIELD CLUBHOUSE RENTAL/PRIVATE EVENT APPLICATION

CLUBHOUSE RESERVATION IS ON FIRST COME FIRST SERVE BASIS.

BEFORE SUBMITTING TO THE COMMUNITY MANAGEMENT COMPANY, IT IS THE REQUESTOR'S RESPONSIBILITY TO ENSURE THAT THE ROOM IS AVAILABLE BY CHECKING THE DRY/ERASE BOARD IN THE CLUBHOUSE AND SECURING THE SPACE.

SECURITY DEPOSIT MUST BE RECEIVED AT THE TIME OF APPLICATION.

EVENT MAY NOT BE ANY LONGER THAN 5 HOURS TOTAL INCLUDING SET UP AND CLEAN UP TIME. PARTIES MUST BE CONCLUDED BY 10PM.

RENTERS WISHING TO RESERVE THE SPACE MUST HAVE WRITTEN APPROVAL FROM LANDLORD (EMAIL IS FINE)

(Please submit at least 14 days before event. Please complete the information below in its entirety. Please print.)

DATE OF EVENT _____ TIME OF EVENT (including set up/clean up) _____ TO _____

Brief Description of Event _____

Name of Applicant (Contact Person) _____

House # and Street _____

Home Phone _____ Cell Phone _____ Email _____

Anticipated number of people (MAX: 25) _____ LANDLORD NAME (IF APPLICABLE) _____

Please mail check made payable to "Fairfield Neighborhood Association" and both pages of completed application to the Community Management Company

RULES/REGULATIONS APPLYING TO PRIVATE EVENTS:

- I understand that the Fairfield pool is a community pool area and approval of this application provides sole access to the CLUBHOUSE only.
- I (We) do not have sole use of the pool, spa and grill areas. Residents are to have first right of refusal to use of pool and pool chairs before any guest.
- I also understand that my party will not exceed the maximum # capacity allowed in the pool, that no smoking is allowed inside or out, and that the pool/hot tub are closed after dark.
- All existing pool, spa, and clubhouse rules prevail. EXERCISE ROOM is off limits to party guests.

FAIRFIELD NEIGHBORHOOD ASSOCIATION
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PAYMENT: There is a \$50.00 security deposit payable by check to: Fairfield Neighborhood Association (please make sure to memo: Clubhouse Security Deposit). Reservations must be made within 14 days of event.

DECORATIONS: No use of confetti decorations allowed. Taping, tacking, nailing or stapling decorations to any part of the Facility is strictly prohibited. Furniture may be moved or rearranged carefully, without damage. All furniture shall be returned to its original placement following the function.

PARKING: It is the responsibility of the Member to monitor the parking of guests and to comply with Community Parking Rules as set forth in the property documents and with any posted parking rules. Parking on the landscape is strictly prohibited.

NOISE: All sounds emanating from the Facility, including talking, singing or audio equipment shall be maintained at such volume as to not become a nuisance or unreasonable annoyance to others at or near the Facility. Live bands or DJs are not permitted.

CLEANUP: Reserving parties are responsible for removal of all trash, food, food containers and decorations to their home trash cans. The Facility to include restrooms and pool deck must be broom swept and left in the same condition as prior to use and original setting. The condition of the Facility will be determined by a Facility Representative after the event.

THERE IS ABSOLUTELY NO GLASS ALLOWED ON POOL DECK: No glass bottles, beverage glasses, serving trays, etc. may be used outside of the Clubhouse.

FAILURE TO ADHERE TO THE RULES AND REGULATIONS WILL CAUSE AN AUTOMATIC DENIAL OF FUTURE RESERVATIONS AND COULD RESULT IN THE PARTY BEING SHUT DOWN. ANY ADDITIONAL CLEANING, TRASH REMOVAL AND/OR DAMAGES WILL BE CHARGED TO THE RESERVING PARTIES.

I understand that in addition to any security, maintenance or other fees or deposits which **may** be assessed for use of the Facility that the amount assessed post-event for damages, loss or injury shall be equal to the cost of repair and/or replacement of items for both the facility and equipment, as well as any other loss or costs incurred. Furthermore, I, the Undersigned Responsible Reserving Party(ies), hereby agree with and will comply with the policies outlined in the Rules and Regulations set forth above and in accordance with the general rules of the Facility, the Rules and Regulations of Fairfield, the Declaration, and any other laws, rules and ordinances governing same. I agree to indemnify and hold harmless the Fairfield Neighborhood Association, and all their members, managers and agents, from any liability, claims, action, damage, loss or injury resulting from or in any way arising out of the use of this Facility or equipment.

APPLICANT SIGNATURE _____ DATE _____

PRINT
NAME _____

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

SECTION 13: ARC Forms
(subject to changes)

ARC Modification Request Resident Form

ARC Residential Villa Inspection Checklist (sample form (ARC Committee Use))

ARC Common Area Inspection Checklist (sample form (ARC Committee Use))

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

Fairfield Homeowners Association - Request For Modification Review

*Thank you for your interest in submitting a modification request form. Each request is reviewed on a case by case basis. Please review the following for more information pertaining to each modification request package submission, understanding that no change / modification / or agreement of contract by the homeowner will proceed forth until **written ARC approval** has been received by the homeowner.*

Your Name _____ Today's Date _____

Property Street Address _____ (circle one: FB / CSW / MPC) Phone (____) _____

Your Email Address _____ @ _____

All requests must include, without limitation, the following information: Site Plan (including all dimensions), detailed description of request (Note if you have multiple requests please submit per each project) list of materials, pictures, and any other information as specifically required below or as required by the design guidelines approved by our community. *Please notate if your property is a special treatment lot.*

Complete section if it applies below if not specially notated, please use description section only.

Estimated Start Date: _____ *Estimated End Date:* _____

Refer to design criteria & community policies.

Complete Description of Modification Requested Misc: _____

General Landscaping / Street Tree / Tree Replacement:

Reason for removal & replacement: _____

Complete shrub & irrigation plan attached: Yes No

Exterior Lighting - Wall Mounted Garage light or landscape lighting, Vents, Attic Fans, Front Entry Screen:

Reason for removal & replacement: _____

Description: _____

Security Systems - Property Monitoring / Flagpole:

Description: _____

Lanai Enclosure - Extensions / Lanai Screen / Generator:

Description: _____

Complete property access for attached (required for lanai extensions): Yes No

Contractor Name: _____ *Phone:* _____

Contractor Address: _____ *Contractor Bonded:* Yes No

Contractor License Number: _____

THIS SECTION ONLY FOR LANAI EXTENSION REQUEST:

If applicable: Acknowledgement of adjacent homeowners (**all homeowners sharing common boundary line**).

Applicant homeowner has made a reasonable effort. Acknowledgement will be considered by ARC & BOD.

1. Homeowner Signature _____ Unit # _____ (circle one: FB / CSW / MPC)

Homeowner Printed Name _____

Please Check Only ONE: In Favor Of (____) / Not In Favor Of (____)

2. Homeowner Signature _____ Unit # _____ (circle one: FB / CSW / MPC)

Homeowner Printed Name _____

Please Check Only ONE: In Favor Of (____) / Not In Favor Of (____)

3. Homeowner Signature _____ Unit # _____ (circle one: FB / CSW / MPC)

Homeowner Printed Name _____

Please Check Only ONE: In Favor Of (____) / Not In Favor Of (____)

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

Send complete request form and related information to:

Community Association Management by Stacia, Inc
1800 2nd St Suite 853

Sarasota, FL 34236

Stacia Searcy

stacia@cam-ss.com

Phone: 941-315-8044

Email: office@cam-ss.com

This section must be completed no verbal approval is acceptable.

For Architectural Control Committee Use:

Signed by ARC Member: _____

Date: _____

Approved _____ **Denied _____ **Conditions _____

**Comments: _____

Neither Fairfield Community, the association Board of Directors, the Association ARC Committee or the association committee of the respective members, secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The ARC is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all the foregoing from/for any claims or damages regarding this request or understand I will NOT proceed forth until written ARC approval has been received by me the homeowner(s). The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules, regulations, codes and ordinances including, without limitation: zoning ordinances, subdivision regulations and building codes. Neither ARC Committee, the Board of Directors nor Management shall have any liability or obligation to determine compliance.

On a case by case basis ARC may request a resubmittal if work is not completed within 6 months.

If ANY changes are made to a previously approved ARC resubmission is required.

ARC has the right to request an inspection of the work being performed shall it fall out of the spec of approval.

Homeowners Signature: _____ Date: _____
Homeowner Printed Name: _____

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

ARC Walk Around Inspection Areas Reference:

Fairfield Design Criteria & Community Policies V19 as of May 1, 2024

Attention Home Owner:

The ARC Committee will be conducting a Walk Around Inspection of the front yard of your home in the near future. Please review the Fairfield Design & Community Policies V19. The Walk Around Inspection of your home will cover the following areas:

- 1 **Driveway/Apron/Sidewalk:** Section 10.11, P 34/Section 10.12 P35
- 2 **Utility Box/Backflow Unit:** Section 11.04 P40 See Manatee County Website
- 3 **House Numbers:** Section 8.03 P 28
- 4 **Carriage Light:** Section 9.02, P 30 4 Entry Walks to House: Section 10.11 P 34
- 5 **Security Cameras/Lights:** Section 9.01, P 29/Section 10.02, P 31
- 6 **Security Sign:** Section 10.05, P 32
- 7 **Decorations:** Section 10.04 P 31,32
- 8 **Front Garden Beds:** Section 11.05 P 40,41/Section 11.15 P43,44 Section 10.04 P 31,32 9
- Street Tree:** Section 11.08 P 42 See Manatee County Website Tree Removal
- 10 **Edging: Section** 11.10, P 42, P 43
- 11 **Generator: (if applicable)** Section 10.16 P 36,37

Please correct any violations before our inspection. Thank you very much for your co-operation in helping us maintain the beauty and elevated property value of our community.

FAIRFIELD NEIGHBORHOOD ASSOCIATION
Design Criteria & Community Policies

ARC Common Area Inspection

ARC Committee use only subject to change.

Please write in comments for unacceptable categories. Check mark for acceptable categories.

ARC Member:

Date of Walk Around:

Swimming Pool Area

Carriage Lights
Pool Deck
Shower
Sidewalk

Clubhouse

Fence/Gate
Exterior Carriage Lights
Meeting Room
Washrooms
Gym

Mail Box Area

Mail Boxes/Display Cabinet
Viewing Bench

Entrance Area

Landscape Lighting/Entrance LED Light
Community Sign and Fence

State Road 70

Wall

Corner Street Lights

Berm

Comments/Concerns: