

**THE ESTATES OF FIELDSTREAM  
HOMEOWNERS ASSOCIATION, INC.**

Our Mission: To promote and protect the desirability of our neighborhood through a commitment of continuous improvement-

**House Painting Guidelines (Rev 6.0)**

The Architectural Review Committee (ARC) has established the following guidelines for house paint color selection. Any deviations from these stated guidelines may be approved at the discretion of the ARC on a case by case basis and the decision will not be considered a precedent for future applications.

The ARC has the right to refuse (disapprove) applications that are not considered suitable or desirable, for aesthetic or any other reason. If disapproved, the ARC will provide written rationale for disapproval and request that the homeowner resubmit the application.

Upon the completion of the project, the HOA Management Company has the right to compare the applied colors to the submitted color swatches for compliance. Any deviations from the approved application will be required to be corrected at the homeowner's expense.

1. A homeowner must complete and submit the "House Painting Application" to the ARC. The application shall include original paint color swatches and shall note the location (body, trim, accent, front door, and garage door) of where each color is to be used. Color swatches are part of the application and will not be returned to the homeowner.
2. Current approval is required to repaint a previously approved color scheme.
3. No house will be painted the same or shaded variation of color as either adjacent homes.

**PLEASE SEE APPROVED COLOR LIST TO SELECT COLOR OPTIONS FROM. THIS IS ON THE COMMUNITY WEBSITE. THE ARB COMMITTEE MUST APPROVE YOUR SELECTION OF COLORS.**

**BODY:** All of the house body must be painted the same color.

**Accent:** All of the accents must be painted the same color with exception of the keystone.

**Trim Color:** Original white, same as body color or accent color.

**Front Door:** Must contrast with the house body, trim, and accent colors.

**Garage Door:** Must be the same as the house body color or accent color.

4. **DEFINITIONS:** These guidelines use the following House Painting Definitions  
**HOUSE BODY** is the main part of the house (exterior walls) including the window sills, unless the sills are part of the decorative elements around the window  
**TRIM** is the exterior attachments, soffits, gutters, downspouts, and fascia.  
**ACCENT** is the distinctive features that add architectural interest to the exterior of the house. For example, accents are decorative elements above or around a window or door, quoins (L-shaped pieces on the corners of a home), trims around a pillar, etc.

**The Estates of Fieldstream Homeowners Association**

[WWW.ESTATESOFFIELDSTREAMHOA.COM](http://WWW.ESTATESOFFIELDSTREAMHOA.COM)

PLEASE REVIEW PAINT PALETTE LISTED ON WEBSITE. ALSO VISIT LOWES/SHERWIN WILLIAMS FOR TRUE COLORS BEFORE SUBMITTING PAINT REQUEST. THIS FORM IS FOR PAINTING ONLY.

**Applications must be received by e-mail or mail only. Faxed applications will not be processed. Thank You!**

Owner Name \_\_\_\_\_ Email \_\_\_\_\_

Property Address \_\_\_\_\_ Lot: \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_ Zip \_\_\_\_\_

Phone (s) Home \_\_\_\_\_ Work \_\_\_\_\_ Cell \_\_\_\_\_

I hereby request approval by the Fieldstream Homeowners Association Architectural Review Committee for the following paint color selection for my/our home. As the House Paint Guidelines require, color swatches/samples must be included in with this application. If you fail to provide this information with your application, it will be marked incomplete and automatically be denied. You must then re-submit the application along with the required information for this request to be reviewed.

Paint Color Names/Number Codes: **Example / Color: Summit Gray / Number: SW7669**

Body Color Name: \_\_\_\_\_ Color Number: \_\_\_\_\_ Trim Color: \_\_\_\_\_ Number: \_\_\_\_\_

Garage Door Color: \_\_\_\_\_ Number: \_\_\_\_\_ Front Door: \_\_\_\_\_ Number: \_\_\_\_\_

Keystones and/or Distinctive Features \_\_\_\_\_  
(Please describe features)

I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS.

1. In the event of approval of my/our request for this alteration, I/we assume all liability for any damage incurred as a result of this alteration to my/our lot and lot adjoining; and that a proper permit, if required by county statute, shall be obtained from Orange County, Florida. I/We further understand that I/we shall assume responsibility for the maintenance of this alteration to my/our lot and that all applicable HOA guidelines, documents, etc., will be followed.
2. No work will begin until written approval is received from the Association.
3. Upon receipt, Bono & Associates will forward the ARC Application to the Association. A decision by the Association may take up to **30 days**. You will be notified in writing when the application is either approved or disapproved.

Owner(s) Signature: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

**TO BE COMPLETED BY HOA ONLY**

If application is Incomplete \_\_\_\_\_ YES \_\_\_\_\_ No (If Yes, please mark date mailed back to owner) Date : \_\_\_\_\_

The above request has been: \_\_\_APPROVED \_\_\_DISAPPROVED

ARC member(s) signature(s) \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Comments/Stipulations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# *Estates of Fieldstream*

## EXTERIOR PAINT COLOR COMBINATIONS

Available at Sherwin Williams

|   |                                      |  |
|---|--------------------------------------|--|
| BODY: SUMMIT GRAY<br>TRIM: EXTRA WHITE<br>ACCENT: GREENBLACK                                      | SW7669<br>SW7006<br>SW6994           |    |
| BODY: ROYCROFT MIST GRAY<br>TRIM: DOWNING STONE<br>ACCENT: EXTRA WHITE<br>OR<br>ROCKWOOD DARK RED | SW2844<br>SW2821<br>SW7006<br>SW2801 |   |
| BODY: GREEN EARTH<br>TRIM: NACRE<br>ACCENT: FIERY BROWN   | SW7748<br>SW6154<br>SW7605           |  |
| BODY: MEADOWLARK<br>TRIM: DOVER WHITE<br>ACCENT: PIER   | SW7522<br>SW6385<br>SW7545           |  |
| BODY: RENWICK GOLDEN OAK<br>TRIM: DOWNING STRAW<br>ACCENT: ROYCROFT VELLUM<br>OR<br>DEEPEST MAUVE | SW2824<br>SW2813<br>SW2833<br>SW0005 |  |

# *Estates of Fieldstream HOA*

## EXTERIOR PAINT COLOR COMBINATIONS

Available at Sherwin Williams

|                        |        |  |
|------------------------|--------|--|
| BODY: SLATE TILE       | SW7624 |    |
| TRIM: GRECIAN IVORY    | SW7541 |  |
| ACCENT: MANOR HOUSE    | SW7505 |  |
| BODY: POOLHOUSE        | SW7603 |    |
| TRIM: CITY LOFT        | SW7631 |  |
| ACCENT: PEPPERCORN     | SW7674 |  |
| BODY: JULIBEE          | SW6248 |   |
| TRIM: EXTRA WHITE      | SW7006 |  |
| ACCENT: SALUTE         | SW7582 |  |
| BODY: POTTERY URN      | SW7715 |  |
| TRIM: FRESCO CREAM     | SW7719 |  |
| ACCENT: ROYCROFT BRASS | SW2843 |  |
| BODY: VIRTUAL TAUPE    | SW7039 |  |
| TRIM: ACCESSIBLE BEIGE | SW7036 |  |
| ACCENT: RUSTIC RED     | SW7593 |  |

# *Estates of Fieldstream HOA*

## EXTERIOR PAINT COLOR COMBINATIONS

Available at Sherwin Williams

|   |  |
|---|--|
| BODY: DORMER BROWN SW7521   |  |
| TRIM: PATIENCE SW7555   |  |
| ACCENT: CORDOVAN SW6027   |  |
| BODY: DOWNING SAND SW2822   |  |
| TRIM: ROCKWOOD CLAY SW2823  |  |
| ACCENT:<br>ROCKWOOD SASH GREEN SW2810<br>OR<br>ROCKWOOD BLUE GREEN SW2811 |  |
|   |  |
| BODY: ANTIQUE WHITE SW6119  |  |
| TRIM: ROYCROFT SUEDE SW2842   |  |
| ACCENT: CREAMY SW7012<br>OR<br>BUNGLEHOUSE BLUE SW2801                    |  |
|   |  |
| BODY: PEACE YELLOW SW2857   |  |
| TRIM: ROOKWOOD ANTIQUE GOLD SW2821  |  |
| ACCENT: CLASSICAL WHITE SW2829<br>OR<br>ROYCROFT BOTTLE GREEN SW2847      |  |
|   |  |
| BODY: RESTRAINED GOLD SW6129  |  |
| TRIM: POLAR BEAR SW7564   |  |
| ACCENT: FORESTWOOD SW7730   |  |

# The Estates of Fieldstream Homeowners Association, Inc

www.estatesoffieldstreamhoa.com

## Architectural Installation/Alteration (Rev. 6)

**THIS ARB FORM IS TO BE USED FOR ROOF, LANDSCAPE, GUTTERS, TREES, PLANTS, DRIVEWAY, PAVERS, ENCLOSURES, ETC... THERE IS A SEPARATE FORM FOR PAINTING AND FENCE REQUESTS. YOUR APPLICATION MUST BE SUBMITTED ON THE CORRECT FORM OR IT WILL BE CONSIDERED INVALID AND RETURNED.**

To Architectural Review Committee

I/We \_\_\_\_\_, hereby request approval by the Estates of Fieldstream Homeowners Association (HOA) Architectural Review Committee (ARC) for the following:

Installation or alteration to my/our home.

Lot# \_\_\_\_\_, Property Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone (C) \_\_\_\_\_ (H) \_\_\_\_\_

I would like approval to: \_\_\_\_\_

Description: Material Type: \_\_\_\_\_

Color: \_\_\_\_\_

Permits will be applied for: \_\_\_\_\_ YES \_\_\_\_\_ No \_\_\_\_\_ Does not require permits for my change

**REQUIRED ITEMS: A LOT SURVEY IS REQUIRED, AND MUST BE MARKED WHERE THE CHANGE(S) ARE TO TAKE PLACE. YOU MUST ALSO SUBMIT PICTURES OF MATERIALS, PLANTS, SHINGLE COLOR, ETC AND SUBMIT WITH APPLICATION. IF PERMITS ARE REQUIRED FOR YOUR CHANGE IT MUST BE MARKED ABOVE THAT YOU OR YOUR VENDOR ARE SUBMITTING PERMITS FOR THE MODIFICATION OR WORK TO BE DONE. IF YOU DO NOT INCLUDE THIS INFORMATION YOUR APPLICATION WILL AUTOMATICALLY BE MARKED DENIED FOR INCOMPLETE APPLICATION AND BE RETURNED TO YOU. YOU THEN WILL NEED TO RESUBMIT WITH ALL THE REQUIRED ITEMS.**

In the event of approval of my/our request for this installation/alteration, I/we will assume all liability for any damage incurred as a result of this installation/alteration; and that a property permit shall be obtained from Orange County Florida as required. I/We certify that the alteration to be made will not extend past my/our legal property line. I/We further understand that I/we shall assume responsibility for the maintenance of this installation/alteration to my/our lot and all applicable HOA guidelines, documents, etc., will be followed.

Owner(s) Signature(s): \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

### TO BE COMPLETED BY HOA ONLY

If application is Incomplete \_\_\_\_\_ YES \_\_\_\_\_ No (If Yes, please mark date mailed back to owner) Date : \_\_\_\_\_

The above request has been: \_\_\_ APPROVED \_\_\_ DISAPPROVED

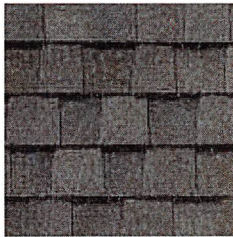
ARC member(s) signature(s) \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Comments/Stipulations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# *Estates of Fieldstream HOA*

Approved roof colors.

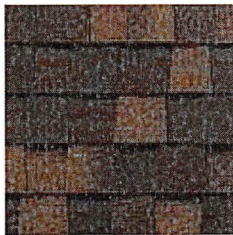
Adopted by the ARC and Board of Directors on Feb. 9, 2016.



Max Def Driftwood



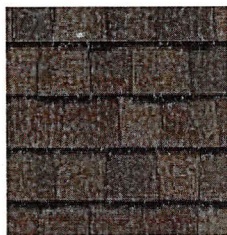
Max Def Heather Blend



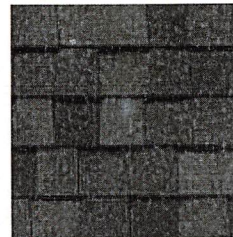
Max Def Burnt Sienna



Max Def Powder



Max Def Shenandoah



Max Def Moire Black



Max Def Charcoal Black

All roofs must be approved before installation.

The approved colors were selected from the Landmark Pro Color Palette by CertainTeed. Other manufacturer's shingle colors may be approved if the color is the same or very similar to the approved colors.

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**Fence Guidelines (Rev 6)**

1. No fence shall be constructed or installed until the submitted application, description and lot survey have been approved, in writing, by the Architectural Review Committee.
2. a. Homes can have board on board or stockade style fence made from one of the following materials:
  - a. white and beige PVC
  - b. pressure treated pine
  - c. cypress wood
  - d. cedar woodWooden fences must be stained with a clear coat, natural wood color or painted white.
- b. Homes can have picket style fence made from aluminum in either white or black color.
3. The fence should be installed with a minimum set back of fifteen (15) feet from the front corners of the house, extend out no further than the property lines and be no more than six feet high with the good side facing out.
4. Homes on corner lots that abut the side of another lot have special set-back requirements as follows; "no part of any fence located within twenty-five (25) feet of the common lot line shall be nearer the side street lot line than the required front yard of such abutting lot unless the adjacent property owner sharing the common lot line submits a notarized letter stating that he has no objection and there are no site visibility concerns". (Sec. 38-1408 (i) Orange County Code)
5. Homes on the pond should follow the Orange County regulations for lakefront lots. On a Fieldstream pond lot, a fence within the rear yard setback area shall be limited to a maximum height of four (4) feet, unless notarized letters from adjacent property owners are submitted stating that they have no objections to an increased fence height. (Sec 38-1408 (j) Orange County Code) However, the increased fence height is still subject to the fence height limitations as stated in these guidelines.
6. All fences must be constructed and installed in a professional manner and maintained in a clean and proper condition. If a homeowner does not properly maintain their fence, it will be treated like any other neighborhood violation.
7. No fence shall be installed that is inconsistent with the approved drainage plans of the Estates of Fieldstream or any part thereof.
8. Any homeowner whose lot abuts the HOA wall and who wants to install a fence, must obtain a waiver from the Board of Directors to construct a fence to the wall because their lot property line does not extend to the wall.
9. All existing fences that were approved prior to the adoption of these guidelines and are not currently in violation of the maintenance requirements will be grandfathered. If any existing fence is replaced, the new fence must meet the current guidelines and will require approval from the Architectural Review committee.
10. The Architectural Review Committee realizes guidelines cannot address unique situations in fence layouts. Therefore, if the homeowner feels an exemption to these guidelines is needed, the homeowner's request should clearly state which guideline/s the fence layout does not comply with and the reasons why relief is sought. This statement must be included in the initial fence request documentation submitted to the ARC for their consideration. Please keep in mind, making a request for relief of fence guidelines does not imply Architectural Review Committee approval. When approval is not granted for relief from certain fence guidelines, the entire request will be denied and a new request will need to be submitted if the homeowner chooses to install a fence.
11. In addition to the Architectural Review Committee approval, all Orange County Ordinances and conditions must be followed.



# THE ESTATES FIELDSTREAM HOMEOWNERS ASSOCIATION

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## Fence Installation Form (Rev 4)

**THIS FORM IS TO BE USED FOR FENCE REQUESTS ONLY.**

To the Architectural Review Committee:

I/We, \_\_\_\_\_, hereby request approval by the Estates of Fieldstream Homeowners Association Architectural Review Committee for the following fence installation or alteration to my/our property.

Property Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Phone: (C) \_\_\_\_\_ (H) \_\_\_\_\_ Email: \_\_\_\_\_

I/We would like approval to: Please Check all that apply.

Installing New fence: \_\_\_\_\_ YES \_\_\_\_\_ NO

Modifying an Existing Fence: \_\_\_\_\_ YES \_\_\_\_\_ NO

\*Modifying Existing fence Placement? \_\_\_\_\_ YES \_\_\_\_\_ NO

Privacy Fence Description:

Material Type: \_\_\_\_\_

Stain/Paint Color: \_\_\_\_\_ Contractor Company Name: \_\_\_\_\_

Permit being applied for by owner: \_\_\_\_\_ Yes \_\_\_\_\_ No Permits being applied for by Vendor: \_\_\_\_\_ Yes \_\_\_\_\_ No

**A LOT SURVEY IS REQUIRED. YOU MUST HAVE THE FENCE LOCATION MARKED ON SURVEY ALONG WITH DIMENSIONS OF WHERE THE FENCE IS TO BE PLACED. A SAMPLE PICTURE OF MATERIAL OF FENCING TO BE USED MUST BE SUBMITTED. IF YOU FAIL TO SUBMIT THIS INFORMATION YOUR APPLICATION WILL BE AUTOMATICALLY DENIED AND MARKED INCOMPLETE AND RETURNED BACK TO YOU TO RESUBMIT. YOUR APPLICATION WILL NOT BE REVIEWED UNTIL ALL ITEMS ARE SUBMITTED.**

Attached you will find a description of the installation/alteration and a copy of my/our survey with the dimensions of the installation/alteration if applicable or as requested by the Architectural Review Committee. In the event of approval of my/our request for this installation/alteration, I/we will assume all liability for any damage incurred as a result of this installation/alteration to my/our Lot and to any lot adjoining; and that a proper permit shall be obtained from Orange County Florida as required by County Statute. I/We certify that the installation/alteration to be made will not extend beyond my/our legal property line or into any easements. I/We further understand that I/we shall assume responsibility for the maintenance of this installation/alteration to my/our lot and that all applicable HOA guidelines, documents, etc., will be followed.

Owner(s) Signature(s): \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

### To Be Completed by The HOA Only

If application is Incomplete \_\_\_\_\_ YES \_\_\_\_\_ No (If Yes, please mark date mailed back to owner) Date : \_\_\_\_\_

The above request has been: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

ARC member(s) signature(s) \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Comments/Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# The Estates of Fieldstream Homeowners Association, Inc

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## **Shed Guidelines (Rev. 2.0)**

The request for approval of a shed on a homeowner's lot must include a copy of the lot's survey with the location of the shed clearly marked. The manufacturer's picture or brochure of the shed, along with its dimensions, must be included. A description of the screening plan and the screening materials to be used is also required.

The following guidelines are provided to help you select a shed and its location on your lot, and to consider other factors before you submit a request to the Architectural Review Committee for approval to proceed with a shed installation.

### **USE**

- Sheds shall not under any circumstances be used as living space.

### **UTILITIES**

- Plumbing (water and/or sewer) is not allowed to the shed.
- Other utilities serving the shed must conform to local building codes.

### **MAINTENANCE**

- Property owners are responsible for the maintenance of the shed.
- No items shall be stored or attached to the outside of the shed.

### **Quantity**

- Only one shed per lot will be approved.

### **Location**

- The shed's location must not interfere with the lot's original drainage design.
- The shed shall not be visible from the front street of the house.
- Every effort should be made to screen the shed from a ground floor view by neighbor's as much as possible using permanent type screening materials such as fencing or privacy lattice panels.

Note: When using fencing to screen the proposed shed, the fence must comply with Fieldstream HOA fence guidelines. Also, if at any time the fence providing for this screening is removed (as in the case of it being a neighbor's fence), a replacement screening that complies with this section must be installed by the homeowner of the shed within 30 days of the original fence's removal.

### **Size and Structure**

- Maximum allowable height is 7 feet at the highest point.
- The shed shall not exceed 7 feet in width and 7 feet in length.
- The shed must be securely anchored to the ground.
- The shed must have doors that latch.
- The shed must include factory made floors • No lean-to type structure will be approved.

### **MATERIALS**

- The shed should be of a prefabricated design made of vinyl, resin or wood.
- No plastic, rubber, fiberglass or all metal sheds will be approved.
- Siding color should be harmonious with the neighborhood and if painted, must match the body color of the house.

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## **HURRICANE SHUTTER GUIDELINES (1.0)**

The Architectural Review Committee (ARC) has established the following general guidelines for the installation and use of hurricane shutters. However the ARC reserves the right to review each application on a case-by-case basis.

1. A homeowner must make written application to the ARC and include pictures of the style of shutters to be used (roll down, accordion, or other) and note the placement of each style on each window or door of the home. Written application is not required for the use of plywood or other so called “temporary” shutters.
2. Any permanently mounted hardware, including tracks, bolts, etc., must be painted to match the surface on which they are mounted.
- 3 Hurricane shutters (including “temporary” shutters may be used only when a hurricane/tropical storm watch or warning has been issued by State or National Weather Service authorities for this area and must be reopened/removed within 48 hours after the storm passes. At all other times, shutters must remain open and panels removed for storage.
4. The ARC shall have the right to disapprove any applications that are not suitable or desirable for aesthetic or any other reasons. If disapproved, the ARC will provide written rationale for disapproval and request that the homeowner resubmit the application.
5. Upon completion of the project, the ARC has the right to compare it to the written application for compliance. Any deviations from the original plan will be required to be corrected at the homeowner’s expense.

# The Estates of Fieldstream Homeowners Association, Inc

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## Architectural Installation/Alteration (Rev. 6)

**THIS ARB FORM IS TO BE USED FOR ROOF, LANDSCAPE, GUTTERS, TREES, PLANTS, DRIVEWAY, PAVERS, ENCLOSURES, ETC...  
THERE IS A SEPARATE FORM FOR PAINTING AND FENCE REQUESTS. YOUR APPLICATION MUST BE SUBMITTED ON THE CORRECT  
FORM OR IT WILL BE CONSIDERED INVALID AND RETURNED.**

To Architectural Review Committee

I/We \_\_\_\_\_, hereby request approval by the Estates of Fieldstream Homeowners Association (HOA) Architectural Review Committee (ARC) for the following:

Installation or alteration to my/our home.

Lot# \_\_\_\_\_, Property Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone (C) \_\_\_\_\_ (H) \_\_\_\_\_

I would like approval to: \_\_\_\_\_

**Description:** Material Type: \_\_\_\_\_

Color: \_\_\_\_\_

Permits will be applied for: \_\_\_\_\_ YES \_\_\_\_\_ No \_\_\_\_\_ Does not require permits for my change

**REQUIRED ITEMS: A LOT SURVEY IS REQUIRED, AND MUST BE MARKED WHERE THE CHANGE(S) ARE TO TAKE PLACE. YOU MUST ALSO SUBMIT PICTURES OF MATERIALS, PLANTS, SHINGLE COLOR, ETC AND SUBMIT WITH APPLICATION. IF PERMITS ARE REQUIRED FOR YOUR CHANGE IT MUST BE MARKED ABOVE THAT YOU OR YOUR VENDOR ARE SUBMITTING PERMITS FOR THE MODIFICATION OR WORK TO BE DONE. IF YOU DO NOT INCLUDE THIS INFORMATION YOUR APPLICATION WILL AUTOMATICALLY BE MARKED DENIED FOR INCOMPLETE APPLICATION AND BE RETURNED TO YOU. YOU THEN WILL NEED TO RESUBMIT WITH ALL THE REQUIRED ITEMS.**

In the event of approval of my/our request for this installation/alteration, I/we will assume all liability for any damage incurred as a result of this installation/alteration; and that a property permit shall be obtained from Orange County Florida as required. I/We certify that the alteration to be made will not extend past my/our legal property line. I/We further understand that I/we shall assume responsibility for the maintenance of this installation/alteration to my/our lot and all applicable HOA guidelines, documents, etc., will be followed.

Owner(s) Signature(s): \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

### TO BE COMPLETED BY HOA ONLY

If application is Incomplete \_\_\_\_\_ YES \_\_\_\_\_ No (If Yes, please mark date mailed back to owner) Date : \_\_\_\_\_

The above request has been: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

ARC member(s) signature(s) \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Comments/Stipulations: \_\_\_\_\_

\_\_\_\_\_

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**Landscape Maintenance Guidelines (Rev 2)**

All property should be clean, neat and well-tended at all times.

Leaves, trash and grass clippings or other debris should not be allowed to accumulate. All organic trash, including grass clippings from mowing and edging should be removed from all sidewalks, entryways, roadways and driveways. Grass clippings and other trash should be blown or swept into the roadway as this could clog the road drain pipes and retention pond area.

Grass should be kept weed, insect and disease free at all times, To promote a healthy lawn, a turf fertilizer should be applied in the spring, summer and fall. Herbicides and pesticides should be applied as needed to control weeds and pests in the lawn.

All irrigation should be programmed in accordance with local water restriction laws.

The recommended mowing height, by landscape professionals, for St. Augustine grass lawns is between 3 and 4 inches. It is also recommended that the lawn be mowed once per week from April 1 to September 30 and once every two weeks from October 1 to March 31. The number of mowing times should be adjusted so as to only cut the top 1/3 of the grass blade length at one time.

All vegetative and non-vegetative trash or debris should be picked up and removed from the property. Such trash and debris shall include, but not limited to: bottle, cans, food containers, newspapers, tree/shrub branches, etc. Clippings from trees, lawns, and shrubs shall be stored out of public view (not visible from any street) until they can be properly discarded on yard trash pick-up-day.

Trimming and edging should be performed around all paved areas including curb, sidewalks, streets, as well as around building structures, plant beds, trees and fences.

All plant beds, round covers and mulched areas should be free of weeds, trash, fallen limbs and dead vegetation.

All plants and trees should be maintained for health and appearance purposes. Trees should be trimmed when limbs are dead or palm fronds turn downward and appear to be yellow and/or brown in color.