

Habitat for Humanity of Lee & Hendry Counties

Exterior Home Maintenance & Appearance

Standards for Homeowner Associations

Exterior of Home

- **Lawn Decorations:** Lawn decorations includes statues, fountains, potted plants, and any other decorative item placed outside. All lawn decorations must be maintained in good condition. No chipped or faded paint, must be professionally constructed, and no more than three (3) Ornamental lawn decorations, not exceeding 3 feet by 3 feet, are allowed in front lawn area. Decorative pots are allowed as long as they are maintained in good condition. Nursery landscape black pots are not allowed. If the Association maintains the lawn, decorations may not be placed in the area maintained by Association lawn service.
- **Plants:** Plants may be planted within the lot lines if the Association is not maintaining lawn. If Association is maintaining lawn, an Architectural Review Committee form indicating plant type and location must be submitted for approval. All plants must be trimmed and maintained.
- **Lawn Maintenance:** Homeowners are required to keep their lawn maintained and grass should never be higher than 3 ½ inches. In general lawns should be mowed every ten (10) days in the winter months November 1st to March 31st and mowed every seven (7) days April 1st to October 31st. Plant beds must be free of weeds. Edging around your home, sidewalk, street, and driveway is part of the lawn maintenance standards. If the Association is maintaining lawn it only includes mowing and edging.
- **Furniture:** No more than 2 pieces of outdoor patio furniture are allowed to remain in front area of home. No interior furniture may be kept outside. Outdoor furniture must be maintained and in good condition, no chipped or faded paint. Furniture handmade must be submitted for approval. All other patio furniture must be brought in when not in use. If the Association maintains the lawn and homeowner desires to place furniture in lawn area it must be approved by the Association.

Updated 5/1/18

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- **Walls and Edging:** Landscape edging is allowed. All landscape walls and planter boxes must be approved in advance. If the Association maintains the lawn and homeowner desires to place walls and edging in lawn area it must be approved by the Association. All walls and edging must be maintained and free of mold and weeds. All walls and edging must be of the same type and color.
- **Grills:** No outdoor grills are to be kept in the front or sides of home. Grills can be used in backyard. If the Association maintains the lawn grills must be removed prior to weekly lawn service.
- **Toys:** children's small play toys must be brought inside when not in use. The larger play toys need approval to be kept outside when not in use.
- **Basketball hoops:** portable only; must be kept in good condition and can be stored by placing it on the side of the driveway which is not directly in front of home.

Exterior Paint Color

- Each community has a standard color scheme. Homeowners wanting to paint their home must stay within the color scheme of the community, meaning the new color must blend with the existing colors. Homeowner must submit an Architectural Review Committee form with paint color for approval.

Vehicle Parking

- No vehicles may be parked on lawns. Vehicles can be parked in designated temporary parking areas as long as the grass is kept in good condition. See Approved Parking Map.
- If continued parking in designated temporary parking areas creates unsightly conditions such as dead grass and dirt spots, the Homeowner will be required to replace grass and bring unsightly area back to good condition.
- In some communities driveway extensions are approved after submitting an Architectural Review Committee form.

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Driveway Extension

- **Red Hibiscus** – there are existing Driveway Specifications approved by the Board. The Homeowner must submit an Architectural Review Committee form with a drawing of driveway extension request. Homeowner must notify the Association Management prior to work being constructed.
- **Majorca Palms** – driveway extensions are on a case-by-case basis. Not all homes are suited for extensions. The Homeowner must submit an Architectural Review Committee form for approval. If using paver bricks the color will need to blend with the community and other neighboring driveway extensions. The size and shape of the extension will be on a case-by-case basis.
- **FineMark Village** – currently under review. Homeowner can submit ARC form for Board review.

Mailboxes

- All mailboxes must be kept in good condition and well maintained.

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Fences

Fences may be allowed in back yards under the following conditions. No fences are allowed in front yards.

FineMark Village & Majorca Palms –

- The HOA currently maintains lawns in these communities. If a homeowner installs a fence they are forfeiting their lawn behind the fence to be maintained by Association lawn maintenance service. LAWN MAINTENANCE INSIDE FENCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNER. There will be no decrease in Homeowner's Association fees for a decrease in lawn service.

Allowed Fence Types - Red Hibiscus, FineMark Village and Majorca Palms

- **White Vinyl privacy fences** are approved. The approved fence height is 6 feet. Please see fence specifications. The Homeowner must submit an Architectural Review Committee form with details of fence and must notify the Association Management prior to work being constructed. This type of fence will allow the homeowner to keep items such as pots, grills, toys, patio furniture without being in violation of standards as long as it cannot be seen by neighbors or the road.
- **Black Chain Link fences** may be approved based on location. The approved fence height is 4 feet. Please see fence specifications. The Homeowner must submit an Architectural Review Committee form for approval. All HOA standards pertaining to the number of lawn decorations, patio furniture, grills, children's play equipment, and other standards will apply in back yards with chain link fence. The Majorca Palm Villa units are not approved for this type of fence.

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Fence Specifications

- **White Vinyl Privacy Fences** are allowed in backyards based on the following specifications.
- Homeowner agrees to maintain the fence and any associated vegetation in good condition as long as the fence is in place. This includes periodic cleaning
- If the HOA currently maintains the lawns in the community and the homeowner installs a fence they are forfeiting their lawn service behind the fence by Association lawn maintenance service. **LAWN MAINTENANCE INSIDE FENCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.** There will be no decrease in Homeowner's Association fees for a decrease in lawn service.
- The Homeowner must submit an ARC form with details of fence and must notify the Association Management prior to work being constructed.
- Fence must be set back 5 feet from front of home. See attached Approved Fence Location Map

Submit:

- Architectural Review Form to Association Management
- County Permit
- Drawing of fence location on property

Area:

- Resident lot backyard and partial side yard only.
- Front yards may not be fenced.
- Must be within property lines.

Material: White Vinyl privacy fence



- White finish
- Solid vinyl panels
- 6 ft. H x 8 ft. W with a privacy panel pattern
- 5 in. x 5 in. post tops
- Gate 6ft. H x 4 ft. W

Height:

- Maximum of 6 feet in height

Permit: Lee County or City of Fort Myers Fence Permit must be submitted to the Association Management.

FINEMARK VILLAGE ASSOCIATION HOMEOWNER – there is an easement around the property. A fence is NOT allowed in easement. To verify easement location contact Scott Whitaker at 239-481-1331 to receive a survey site plan.