

Falcon Pointe Homeowners
Rules and Regulations – Quick Reference Guide (rev 3-10-18)

The ten items below are a small portion of the Falcon Pointe HOA governing documents. You can find the full versions of the governing documents on the HOA website, Falconpointegotha.com. These ten represent the most common violations. Please make sure you understand and follow these to avoid any violations that may be costly to correct. Contact any board member for further clarification as needed.

1. In accordance with Orange County Ordinance 5.33, animals are required to be on a leash at all times and waste needs to be picked and disposed of properly. Dogs need to be kept indoors and quiet after 10 p.m. Long term or excessive barking is prohibited and potentially a nuisance to your neighbors.
2. Any changes to the exterior of your house or lot require approval from the Falcon Pointe Architectural Review Committee (ARC). This includes, but is not limited to, paint, roof shingles, landscape changes, new structures/additions, etc. An ARC request form can be found on the HOA website.
3. No vehicles are permitted to be parked on the street overnight (after midnight until 6:00 am). RV and boat parking in the neighborhood is only permitted while loading and unloading for a maximum duration of 24 hrs.
4. When not in use for trash pick-up all garbage containers should be stored either in the garage or behind an approved fence. Storage behind bushes or beside your house is not permitted. Containers should not be visible from the street.
5. All landscaping shall be kept in a neat and attractive manner including grass edging at walks and driveways, and weeding of plant beds.
6. Zoysia and St. Augustine are the only two approved species of grass permitted. Yards must be kept free of invasive grasses and weeds.
7. Your sidewalks and driveways need to be free of mold, mildew, and oil spills. Oil spills should be cleaned up immediately to avoid permanent staining.
8. Banners, flags, and signs are not allowed to be displayed, except the American Flag displayed in a respectful manner. Signs for contractor work can be displayed only while work is being performed for a reasonable duration.
9. Fences shall be kept in good repair and should be free of mold and damage or broken pickets. New wood fences are no longer permitted. Replacement fences are required to be white or tan vinyl and require an approval from the HOA in advance by way of an approved ARC request.
10. Septic tank drain field replacements require an ARC request and approval to allow the HOA to manage coordination and liability.

Homeowner: _____

Reviewed with Homeowner on _____ by _____