

FAWN LAKE COMMUNITY DESIGN REVIEW COMMITTEE GUIDELINES

CFN 2023265913, OR BK 9957 PAGE 200,
Recorded 12/20/2023 at 04:18 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:22

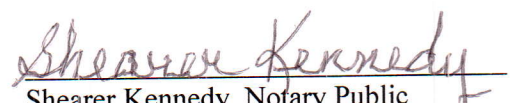


 LANCE
DEARBORN

Lance Dearborn, President
Fawn Lake Community Association, Inc.
P.O. Box 173, Mims, FL 32754

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization, this 18 day of December, 2023, by **Lance Dearborn** as President,
Fawn Lake Community Association, Inc.


Shearer Kennedy, Notary Public



CONTENTS

1.0 INTRODUCTION.....	4
2.0 PURPOSE OF DRC GUIDELINES	4
3.0 GENERAL PROVISIONS.....	4
4.0 AMENDMENTS/CHANGES TO GUIDELINES.....	5
5.0 DRC COMMITTEE DECISIONS	5
5.1 DRC MEETING TIME.....	5
6.0 BUILDING PLAN REVIEW.....	5
6.1 PLAN APPROVAL	6
6.1.1 Preliminary Plan Approval.....	6
6.1.2 Final Approved Plans.....	6
6.2 PLANS	6
6.2.1 Survey/Site Plan (Specific Section 11.0) to Include:	6
6.2.2 Living Unit Plan (Specific Section 12.0) to Include:	6
6.2.3 Landscape Plan (Specific Section 13.0) to Include:.....	6
7.0 DRC TIME LIMIT FOR REVIEW	7
7.1 NO ACTION FROM DRC	7
7.2 REQUEST FOR ADDITIONAL INFORMATION	7
8.0 REASONS FOR DRC DISAPPROVALS.....	7
8.1 IMPROPER PLANS	7
8.2 INCOMPLETE PLANS.....	7
8.3 IMPROPER LANDSCAPE PLAN.....	7
8.4 OBJECTIONABLE ITEMS.....	7
8.5 INAPPROPRIATE STRUCTURES	7
9.0 NOTICE OF APPROVAL/DISAPPROVAL	7
9.1 RESUBMISSION AFTER DISAPPROVAL	8
9.2 TIME LIMIT ON APPROVED PLANS	8
9.3 DRC APPROVED HOME IMPROVEMENT PROJECTS	8
10.0 VARIANCE FROM GUIDELINES	8
10.1 VARIANCE PROCEDURES	8
10.1.1 Variance Procedure Option 1	8
10.1.2 Variance Procedure Option 2	8
10.2 CONSTRUCTION WITHOUT VARIANCE.....	8
10.3 BOARD RESPONSE TIME	9
10.4 DOCUMENT RETENTION.....	9
11.0 SPECIFIC SURVEY/SITE PLANS.....	9
11.1 COMBINING LOTS.....	9
11.2 DIVIDING/SUBDIVIDING LOTS	9
11.3 ST JOHNS RIVER WATER MANAGEMENT DISTRICT.....	9

11.4 SURFACE WATER MANAGEMENT SYSTEM.....	9
11.5 LOT POND/EXCAVATION.....	9
11.6 LOTS WITH LOT CONSERVATION AND DRAINAGE BUFFERS.....	10
11.7 DRAINAGE.....	10
11.8 UTILITY EASEMENT.....	10
11.9 CHANGES TO LOT.....	10
11.10 SET BACKS.....	10
11.11 LOCATION OF LIVING UNIT/GARAGE FOUNDATION.....	10
12.0 SPECIFIC LIVING UNIT PLAN.....	10
12.1 FLOOR PLAN MINIMUM.....	10
12.2 ATTACHED AUTOMOBILE ENCLOSURE.....	10
12.3 POSITION OF ENCLOSURE ENTRANCE.....	10
12.4 BUILDING MATERIAL STORAGE TIME LIMIT.....	10
12.5 ELEVATIONS TO SCALE.....	10
12.6 EXCLUSIONS IN COMPUTING LIVING SPACE.....	10
12.7 HEIGHT LIMITATIONS.....	11
13.0 SPECIFIC LANDSCAPE PLAN.....	11
13.1 LOT CONSERVATION BUFFERS.....	11
13.2 GRADE OF THE LOT.....	11
13.3 LOT LANDSCAPE.....	11
14.0 CONSTRUCTION MATERIALS.....	11
14.1 EXTERIOR SURFACE.....	11
14.2 EXTERIOR COLORS.....	11
14.3 EXTERIOR ROOF MATERIAL.....	11
14.4 DRIVEWAYS AND WALKWAYS.....	11
14.5 FENCES.....	11
14.6 LANDSCAPE LOT WALLS.....	12
15.0 DESIGN CONTROL REQUIREMENTS.....	12
15.1 ON SITE CONSTRUCTION.....	12
15.1.1 Site Preparation.....	12
15.1.2 Board and DRC Members Visiting Construction Site.....	12
15.1.3 Underground Utilities.....	12
15.1.4 Truck and/or Trailer Gross Weight Limitation.....	12
15.1.5 Metal Track Construction Machines.....	12
15.1.6 Building Material Delivery Vehicles.....	12
15.1.7 Outside Construction Activity.....	12
15.1.8 Clean Job Site.....	13
15.1.9 Construction Employee Proper Conduct.....	13
15.1.10 Clean Up of Material Spills.....	13
15.1.11 Erosion Control.....	13

15.1.12 Drainage Easement System	13
15.2 LANDSCAPE PLAN SPECIFICS.....	13
15.2.1 Fences, Walls, and Hedges.....	13
15.2.2 Ground Cover.....	14
15.2.3 Tree Removal	14
15.2.4 Driveway	14
15.3 SECONDARY STRUCTURES	14
15.3.1 Detached Building.....	14
15.3.2 Shed.....	15
15.3.3 Existing Secondary Structures	15
15.4 POOL & POOL ENCLOSURES	15
16.0 MISCELLANEOUS	15
16.1 ATTACHMENTS TO PROPERTY	15
16.2 BURNING.....	16
16.3 BURYING.....	16
16.4 STORAGE OF BUILDING MATERIALS	16
16.5 STORAGE OF WOOD PILES	16
16.6 DISPLAYS: SIGNS, FLAGS, or BANNERS	16
16.7 DOCKS AND SEAWALLS	16
17.0 RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS	17
17.1 COMMON AREAS AND EASEMENT EXCHANGE	17
APPENDIX A. DRC REQUEST FORM.....	18
APPENDIX B. FAWN LAKE YARD DEFINITIONS	19
APPENDIX C. FLCA SIGN GUIDANCE	20
APPENDIX D. OTHER IMPORTANT FAWN LAKE RULES.....	21

1.0 INTRODUCTION

We are pleased that you will be building in our Fawn Lake Community. These Design Review Committee (DRC) Guidelines will provide information you and your contractor will need to complete your construction project in a timely manner and remain in compliance with the covenants, conditions, restrictions, rules and regulations as well as all federal, state, and Brevard County ordinances and laws. If you or your contractor have any questions about the information in these Guidelines, please call or email a DRC Representative for assistance. These Guidelines are designed for use on new construction, established homes and renovations of any type within Fawn Lake. The DRC strongly recommends you, as a property owner, become familiar with the Declaration of Covenants, Conditions, and Restrictions (CCR), By-Laws and these DRC Guidelines. You must obtain from Brevard County the various county ordinances with which you must also comply.

2.0 PURPOSE OF DRC GUIDELINES

The primary purpose of the Design Review Committee is to ensure that each owner's property values are protected and enhanced by assuring compliance with all CCR Articles and DRC Guidelines. To maintain architectural and aesthetic harmony and compatibility among all lots, structures, and improvements in the community, these design guidelines will be applied to ensure that the dwellings constructed in our community and the improvements made to existing properties meet the standards and requirements of our CCR and are of varying sizes, values, and topographies.

Pursuant to the provisions of Article V of the Amended Declaration of Covenants, Conditions, and Restrictions (CCR), recorded in Official Records Book 2797 Page(s) 236 through 247, Brevard County, Florida, the Board of Directors (Board) of the Fawn Lake Community Association, Inc. appoints the members of the Design Review Committee (DRC). The DRC member will serve for one year in line with the term of the board of directors that appointed them.

CCR ARTICLE V; SECTION 1

The DRC must review and approve all plans for grading, clearing, or other extensive interference with the natural landscape of any lot, as well as all plans and specifications for all buildings, fences, walls, enclosures or other types of construction. (See Section 16.1)

CCR ARTICLE V; SECTION 2

The DRC has prepared the following Guidelines to explain and qualify the procedures to be followed in submitting plans for review and the criteria to be followed by the DRC in reviewing said plans.

CCR ARTICLE V; SECTION 2

The rules and requirements enforced by the DRC are in Articles V and VI of the CCR. The DRC is the final arbiter of the uses permitted on any lot. The decisions of the DRC shall be final and binding if any dispute or misunderstanding arises concerning the matters contained in Articles V and VI of the CCR Declaration.

CCR ARTICLE VI; SECTION 1

3.0 GENERAL PROVISIONS

Lot owners, their architects, builders and contractors are required to carefully review these Guidelines prior to and during preparation of the plans and during the construction or exterior changes to any home or lot in this community.

These DRC Guidelines apply to all new construction and any changes to established homes and will be enforced from the date they are approved by the Board of Directors. No change will affect plans approved prior to such change. Neither will prior approval of uses for any specific lot be binding on the DRC.

The committee will enforce the DRC Guidelines. If plans are not approved by the DRC, the lot owner has the right to present a written request for a variance to the Board of Directors (see Section 10.0).

These DRC Guidelines are to be used in conjunction with the CCR, Article V and VI, and any amendments.

4.0 AMENDMENTS/CHANGES TO GUIDELINES

The Guidelines maintained herein may be expanded, amended or otherwise changed by the DRC from time-to-time and any such expansions; amendments or changes will be effective after submission by the DRC and approval by the Board of Directors. Lot owners who submit plans after the revised DRC Guidelines have been approved by the Board of Directors, must abide by the revised guidelines. Lot owners whose plans were submitted and approved prior to a DRC Guideline revision will have 60 days to start construction. After the 60-day time period expires, the most current DRC Guidelines will be effective.

CCR ARTICLE V; SECTION 2

Plans that have been approved from past DRC Guidelines have been grandfathered into the Association. Lot owners submitting plans from this time forward will be bound by current DRC Guidelines.

5.0 DRC COMMITTEE DECISIONS

The decisions of the DRC are final and binding. All disputes and misunderstandings from Lot Owners that arise concerning the matters contained in Articles V and VI of the CCR will be decided by the Design Review Committee. Since compromises by all parties concerned may, from time to time be necessary, the DRC shall settle all disputes in a fair and reasonable manner and, as necessary, seek guidance from the Board of Directors.

CCR ARTICLE V; SECTION 2 and CCR ARTICLE VI; SECTION 1

5.1 DRC MEETING TIME

The DRC will meet once each month. Questions regarding the meeting schedule should be addressed to the Chairperson of the DRC. All required documents must be submitted to the Chairperson of the DRC at least 48 hours prior to the meeting. Plans received after that time will be reviewed at the following meeting. We thank you in advance for not asking for an exception. The date and time of the DRC meeting will be posted at the front entrance of the community 48 hours prior to the meeting.

6.0 BUILDING PLAN REVIEW

Final surveys and plans for new construction, remodeling and repairs will be presented to the Design Review Committee at a scheduled DRC meeting before submitting them to Brevard County Building Department for permitting. Plans and surveys submitted for initial review will be the same full-sized renderings submitted to Brevard County. Marked up plans will be returned to the home/lot owner with preliminary approval or reasons for disapproval.

A completed DRC Request Form (Appendix A) will be submitted for each and every item that requires DRC approval. The DRC request form may be submitted via email or through the Fawn Lake Community Association website prior to the DRC meeting. Requests must be received 48 hours before the meeting to be considered unless the request is being submitted in person. Requests for approval of a new home must be made in person.

6.1 PLAN APPROVAL

6.1.1 Preliminary Plan Approval

Committee approved set of plans, will include a site survey, landscape, and home plans. No earth moving or construction will commence other than flagging, staking and septic system soil analysis. This will constitute Preliminary plan approval.

6.1.2 Final Approved Plans

An official/stamped Brevard County Building Department approved set of plans which includes a site/survey, blueprint of the home, and a landscape plan shall be presented to the DRC at a scheduled meeting of the committee. Formal approval will be granted by the Committee or by Chairperson. The plans presented for review become the property of the Fawn Lake Community Association. **Only after final approval can lot clearing begin.**

6.2 PLANS

A plan or labeled legible drawing will accompany any request presented to the Design Review Committee for any type of construction. Proposed additions will be presented on a copy of the survey/site plan with the addition drawn in the proposed location. Plan information required for the specific requirements of sections 11, 12 and 13 of these guidelines are listed below.

6.2.1 Survey/Site Plan (Specific Section 11.0) to Include:

1. A survey that is legibly prepared by a registered land surveyor, and a formal site plan drawn to scale.
2. Dimensions of all boundary lines and location of all pins.
3. Front, side, and rear minimum setback distances indicated by dotted or dashed lines.
4. Proposed location of the home.
5. Septic tank with the extent of the drain field.
6. Proposed location of all driveways, walkways, parking areas, and any other structures.
7. All easements (road, utility, other) and rights of way.
8. Location of any creek, canal, pond or lake, which is included in the regulatory setbacks. Show these items even if water may not be active or present at all times or at the time of preparation of the plans.
9. Areas of conservation and drainage buffers with direction of flow.

6.2.2 Living Unit Plan (Specific Section 12.0) to Include:

1. Legible home plans with all four elevations (front, back, and both sides).
2. Dimensions for each finished, heated/air-conditioned living space with the square footage clearly indicated.
3. Computation for the total square footage of all finished heated/air-conditioned living space.
4. Location and dimensions of all porches, decks, garages, and other buildings indicating that they are in compliance with all set back requirements. Such delineations shall also be indicated on your site plan.
5. All exterior renovations/additions/out-buildings
6. Minimum square footage will be 2000 square feet under air, with an attached garage of at least 500 square feet.

6.2.3 Landscape Plan (Specific Section 13.0) to Include:

1. Proposed tree locations.
2. Direction of ground surface water drainage from the living unit and any secondary structure..
3. Remaining flora of the lot.

7.0 DRC TIME LIMIT FOR REVIEW

DRC review of the required plans will be completed within thirty (30) working days, (Monday through Friday, excluding holidays) from date of submission of plans. CCR Article V; Section 4

7.1 NO ACTION FROM DRC

If no action is taken by the DRC within thirty (30) working days from date of submission, requester may petition the President of the Fawn Lake Community Association Board of Directors for immediate review and approval. **No construction of any type will commence without the approval of the Design Review Committee or the Board of Directors.**

7.2 REQUEST FOR ADDITIONAL INFORMATION

If additional information is requested by the DRC, the committee will have an additional thirty (30) working days from after receipt of such information to complete its review.

8.0 REASONS FOR DRC DISAPPROVALS

8.1 IMPROPER PLANS

The failure of plan or plans to comply with the Guidelines and the CCR recorded for the Fawn Lake Community, or to comply with the uses permitted by the Code of Laws and Ordinances of Brevard County, Florida.

8.2 INCOMPLETE PLANS

The failure to include in the plan or plans submitted such pertinent information as may have been reasonably requested by the DRC.

8.3 IMPROPER LANDSCAPE PLAN

The submission of proposals involving extensive interference with the natural terrain, whether by clearing or improper landscape plan.

CCR ARTICLE V; SECTION 2

8.4 OBJECTIONABLE ITEMS

Submission of proposals involving the following objectionable items: exterior designs, finishes, architectural styles, materials, proportions, heights, color, and landscape.

8.5 INAPPROPRIATE STRUCTURES

Proposed structures may be deemed inappropriate if they are ruled to be incompatible with existing structures, surrounding lots or the design of the community. No duplicate or mirrored homes within sight of one another will be approved.

9.0 NOTICE OF APPROVAL/DISAPPROVAL

In any case where the DRC does not approve any plans or part thereof, a statement explaining the reason or reasons for such action will accompany the written notice or e-mail of such disapproval or qualified approval. The DRC will make a reasonable effort to assist and advise the Lot owner as to how to bring the plans into compliance so that acceptable plans can be prepared and resubmitted for approval.

9.1 RESUBMISSION AFTER DISAPPROVAL

Disapproval of any plans will require that the plans be resubmitted with the necessary changes incorporated as agreed to or as required by the DRC. Plans resubmitted for DRC review will be placed on the agenda for the next DRC meeting (acted on within thirty (30) working days from the date the plans were resubmitted).

9.2 TIME LIMIT ON APPROVED PLANS

Completion of new construction is to be completed in one (1) year from date of approved CCR or DRC letter. Plans will have to be resubmitted to the DRC if a period longer than one year has passed from submission.

9.3 DRC APPROVED HOME IMPROVEMENT PROJECTS

Completion of any lot improvements or building addition is to be completed in six (6) months from date of approved CCR or DRC letter. Plans will have to be resubmitted to the DRC for extension of time limit.

10.0 VARIANCE FROM GUIDELINES

A lot owner may submit a request for a variance to the Board of Directors if their plans are not approved by the DRC. Requests for a variance, other than those dictated by federal, state, and county ordinances, must be made in writing. State the problem and give justification for why the owner cannot comply with the CCR's and/or the Guidelines. Building variances may be granted in cases of hardship or exceptional circumstances, but only by the Board of Directors.

CCR Article V; Section 4

10.1 VARIANCE PROCEDURES

10.1.1 Variance Procedure Option 1

1. After review of plans, the DRC votes to reject a proposed plan or lot improvement.
2. The DRC will inform the lot owner in writing that the submission has been rejected. The letter of rejection will inform the lot owner of the specific violations of the CCR's.
3. The lot owner may bring their request into compliance with the CCR's and resubmit for approval.
4. The lot owner may meet with the DRC and supply justification for a variance. The DRC may or may not agree to support the lot owner's request for a variance. In either case the lot owner must then request in writing that the Board of Directors approve the lot owners request for a variance.

10.1.2 Variance Procedure Option 2

1. After review of plans, the DRC votes to reject a proposed plan or lot improvement.
2. The DRC will inform the lot owner in writing that the submission has been rejected. The letter of rejection will inform the lot owner of the specific violations of the CCR's.
3. The lot owner may bypass the DRC and request in writing that the Board of Directors approves the lot owner's request for a variance.
4. The Board of Directors, at a regularly scheduled Board meeting, will consider the lot owner's request for a variance and approve or deny it based on its merits.
5. If rejected by the Board of Directors, the lot owner may request binding arbitration.
Bylaws Article III Section 8
6. In no case is the lot owner to proceed with any construction/land clearing or other permanent changes to the lot in question until the issue is resolved.

CCR ARTICLE V; SECTION 2

10.2 CONSTRUCTION WITHOUT VARIANCE

Variances requested after the work has started or finished are automatically denied and a DRC stop work order will be issued. DRC, with the concurrence of the Board, may require the removal of all offending work.

Specific assessments may be imposed by the Board of Directors. It is therefore imperative that approval for variances be received before work is started.

10.3 BOARD RESPONSE TIME

The Board of Directors will have thirty (30) working days (Monday through Friday excluding National Holidays) to respond after receipt of a request for a variance from Lot owner.

10.4 DOCUMENT RETENTION

The DRC will maintain all documents concerning requests for variances.

11.0 SPECIFIC SURVEY/SITE PLANS

11.1 COMBINING LOTS

1. A written request must be presented to the DRC to combine two or more lots. The DRC will recommend approval or disapproval to the Board of Directors. The final decision rests with the Board.
2. DRC approval must be received before a request shall be made to Brevard County.
3. No DRC approved combined lot(s) will be divided without approval from the Committee.
CCR Article VI; Section 3

11.2 DIVIDING/SUBDIVIDING LOTS

No lot will be subdivided or reduced in size.
CCR Article VI; Section 3

11.3 ST JOHNS RIVER WATER MANAGEMENT DISTRICT

1. There should be no clearing in the Conservation buffers. Selective clearing may be authorized by the St Johns River Water Management District on a case-by-case basis and usually clearing of exotics only with replanting of approved native species.
2. St Johns River Water Management District approval for the construction of private ponds is not required as long as the pond does not alter the approved drainage system and is not constructed within a wetland and/or conservation area.

11.4 SURFACE WATER MANAGEMENT SYSTEM

1. Any changes to a lot that affect the surface water management system from grading, including the management portions of the common areas, must have the prior approval of the St. Johns River Water Management District before the site plan is presented to the DRC.
2. The property owner must provide a water drainage control plan to prevent sand and/or mud from getting onto the Association roadways or waterways and may not route water drainage through adjacent property except on the designated water drainage easement.
CCR Amend No.3; Rev1 (2001)
3. Driveways must have culverts that conform to the Fawn Lake Surface Water Management Plan (The plan is managed by the Roads and Drainage Committee. Drainage plan must be approved by Roads and Drainage prior to DRC approval.
4. Filling in of existing drainage swales is prohibited.

11.5 LOT POND/EXCAVATION

No ponds, fishponds, or any other type of excavation will be permitted until Brevard County has approved the permit prior to presentation to the DRC.
County codes: Division V Section 62-4451 CCR Amend No.3; Rev1 (2001)

11.6 LOTS WITH LOT CONSERVATION AND DRAINAGE BUFFERS

Lot conservation and drainage easements will be shown on site/survey plans.

11.7 DRAINAGE

Site plan will show the direction of drainage from structure(s) and the swales surrounding the lot. Changes in grading, paving, location of buildings, and retaining walls, which affect the flow of runoff water must be approved.

11.8 UTILITY EASEMENT

Site plan will show all easements on record.

11.9 CHANGES TO LOT

All changes to be made to a lot, including preparation for the foundation, swimming pool, well and septic tank/field must be indicated on said site plan.

11.10 SET BACKS

1. Setbacks to all structures must be shown.
2. All structures must be at least fifty (50) feet from all lot lines that face existing or platted streets and at least twenty (20) feet from all side and back lot lines that do not face a platted street.
3. Corner Lots will have a fifty (50) feet setback from lot lines that face each side of platted street.
4. Plans must show all the setback dimensions. For the purpose of this requirement, the line of a lot shall be the surveyed lot line. The Lot line is not measured from the center or edge of the Platted Street.
5. Setbacks are measured to the structure's foundation from surveyed property lines.

CCR ARTICLE VI; SECTION 5

11.11 LOCATION OF LIVING UNIT/GARAGE FOUNDATION

Location of foundation must be shown on said site plan.

12.0 SPECIFIC LIVING UNIT PLAN

12.1 FLOOR PLAN MINIMUM

The square footage of the floor plan will be a minimum of 2000 sq. ft. of heated/air conditioned living area. The measurement of living area square footage will be measured from the inside of exterior walls.

12.2 ATTACHED AUTOMOBILE ENCLOSURE

All living unit plans must include an attached/covered enclosure (garage) with a minimum of 500 sq. ft.

12.3 POSITION OF ENCLOSURE ENTRANCE

The enclosure entrance must be positioned on the lot so as not to face the main adjoining street.

12.4 BUILDING MATERIAL STORAGE TIME LIMIT

Open storage for building materials have a time limit not to extend beyond the completion of the construction of a living unit or approved change.

12.5 ELEVATIONS TO SCALE

The plans will show elevations of all four sides of proposed structures to scale.

12.6 EXCLUSIONS IN COMPUTING LIVING SPACE

Basements, open or screened breezeways, porches, patio eaves or overhangs, and attached garage/automobile enclosures are excluded from square footage computations.

12.7 HEIGHT LIMITATIONS

No living unit will be over three (3) stories high or exceed thirty-five (35) feet in height, including basements.

13.0 SPECIFIC LANDSCAPE PLAN

13.1 LOT CONSERVATION BUFFERS

Conservation buffers must remain in their natural state. There will be no clearing of any kind in the area. A letter of approval to clear the flora from the area must be obtained from the St. Johns River Water Management District and submitted with plans.

13.2 GRADE OF THE LOT

Cuts or fills in the natural grade of the lot over one foot (1') variation from the original grade, or which will result in a final grade variation over one foot (1') from the original grade must be shown by a presentation of an original and final map of topography.

CCR ARTICLE V; SECTION 2

13.3 LOT LANDSCAPE

1. Any clearing, grading, excavating, trenching or other extensive interference with the natural landscaping of any lot must not commence until approved by the DRC.
2. Landscape will incorporate the existing flora of the lot.

14.0 CONSTRUCTION MATERIALS

Samples of external construction materials, which cannot be adequately described, will be presented to the DRC for approval on a case by case basis.

14.1 EXTERIOR SURFACE

1. In keeping with the intent to maintain the community in as natural a state as possible, the following external building materials are recommended for use:
Clay Brick Stucco Concrete-Siding Stone Solarcrete Vinyl siding
2. No log home construction will be approved.

14.2 EXTERIOR COLORS

Final exterior finishes of all buildings and retaining walls should be neutral, woodsy, muted earth tone colors, which will maintain the natural beauty and attractiveness of the community. A 2"x 2" color swatch must be submitted for approval.

14.3 EXTERIOR ROOF MATERIAL

The following materials will be used in natural aged or earth tone colors: Sample must be provided for approval.

Asphalt Shingles Fiberglass Shingles Slate Barrel Tile Tile Metal Roofing

14.4 DRIVEWAYS AND WALKWAYS

The following materials will be used in natural aged or earth tone colors:

Concrete Brick Flat Stone Decorative Stone Decorative Pavers

14.5 FENCES

The following materials will be used:

Wood Vinyl PVC Decorative Metal Chain-link (see Section 15.2.1)

The DRC may approve materials not listed above if the material meets community standards. Fencing requires a permit from Brevard County.

14.6 LANDSCAPE LOT WALLS

The following materials will be used:

Finished Concrete Brick Flat Stone Wood Vinyl PVC

15.0 DESIGN CONTROL REQUIREMENTS

15.1 ON SITE CONSTRUCTION

15.1.1 Site Preparation

No work other than flagging, staking and septic system soil analysis is to be done before Final DRC approval is obtained.

15.1.2 Board and DRC Members Visiting Construction Site

The Fawn Lake Community Association Board of Directors and the members of the DRC reserve the right to enter your property at any time during construction to review and observe your construction to ensure compliance or to investigate a complaint.

CCR Article VII; Section 4

15.1.3 Underground Utilities

Electric, telephone, and cable T.V. utility services from the living unit to the main trunk line will be maintained underground at the expense of the Lot Owner.

15.1.4 Truck and/or Trailer Gross Weight Limitation

There is a truck and/or trailer gross weight limitation of 60,000 pounds, a maximum width limit of eight and a half feet, and a trailer length no more than 45 feet on Fawn Lake roadways.

15.1.5 Metal Track Construction Machines

No metal track machines are allowed on paved roadways. Lot owner will be responsible for any repairs.

15.1.6 Building Material Delivery Vehicles

Contractors, subcontractors, and building material delivery employees are considered guests of the property owner. Vehicles operated by these guests will not be admitted to the subdivision unless the property owner involved has obtained prior arrangements or construction permit(s). If asked to produce proof of insurance and cannot do so, these persons will be refused entry to the subdivision.

15.1.7 Outside Construction Activity

The Board and DRC recognize the need for construction activities to be done on Sunday and Holidays in order to complete construction projects within established time frames. In order to prevent intrusion into the lives of the Fawn Lake residents, the following requirements must be adhered to.

1. For General Contractor, Owner/Builder, Subcontractors, outside construction activity during the weekdays is not permitted before 7:30 a.m. or after 8:00 p.m. and on Saturday and Sunday, before 8:00 a.m., and after 5:00 p.m.
2. The operation of bulldozers, bob cats, backhoes, and any other large construction equipment on Sundays and the following Holidays: New Year's Day, Easter Sunday, Memorial Day, Independence Day (4th of July), Labor Day, Thanksgiving Day, Christmas Eve Day, and Christmas Day is prohibited.

15.1.8 Clean Job Site

1. The property owner and the primary contractor are responsible for keeping the job site cleaned up as appropriate to the construction phase, but not less than weekly.
2. No waste materials or debris is to be deposited on Association common property.
3. No burying or burning construction waste is permitted.
4. Wind scattered debris from the job site must be picked up by the lot owner/contractor at least once a week.
5. The contractor is responsible for ensuring the job site does not present a safety hazard.

15.1.9 Construction Employee Proper Conduct

1. The property owner and the primary contractor are responsible for the conduct of and damages caused by all their employees and all material delivery truck drivers while they are within the community boundaries.
2. Proper conduct includes, but is not limited to observing traffic speed limits, stop signs, no littering, being at the proper work site, and no blocking of roadways. If blocking of the roadway is necessary, installation of flasher guard lights is mandatory.
3. Employees of the primary contractor and all subcontractors are allowed onto community property by the primary contractor submitting a building permit.
4. All employees are to go directly to his or her job site and remain there until they leave the community.
5. Employees are not allowed access to community common areas or amenities and may be denied reentry if they fail to adhere to the requirement of remaining at their job site. The job site must be unoccupied after the end of the workday.

15.1.10 Clean Up of Material Spills

Clean up of material spills on community property, such as concrete, paint, dirt and other items is the joint responsibility of the property owner and his primary contractor. Failure to provide cleanup will result in an assessment. Spilled or unused concrete must not be left or dumped on any Association Common Areas.

15.1.11 Erosion Control

The owner or owner's contractor will provide erosion control measures in all stages of construction upon any Lot or to any improvements. Prior to dirt disturbance, silt fences must be installed according to Brevard County ordinances. Silt fencing is to be maintained throughout the duration of the project.

15.1.12 Drainage Easement System

Disturbance of drainage easement from heavy equipment to any drainage system during the construction stages must be maintained and cleared. At the end of the project, the Lot Owner and builder are responsible for complying with the Fawn Lake Subdivision Drainage Plan.

15.2 LANDSCAPE PLAN SPECIFICS

15.2.1 Fences, Walls, and Hedges

1. Fence/wall height will be no greater than six (6) feet for side and back lot lines and will not extend further than a line drawn perpendicular to the side lot line to the front corner of the living unit.
2. Any fence or wall that extends forward of the living unit toward any street will be no greater in height than 3 (three) feet.
3. No fence, wall, or hedge may be placed within 20' of the side and rear lot lines on any lot that adjoins a body of water.
4. No chain link fence will be permitted to face any existing or platted street.
5. Before permission to install a chain link fence will be granted by the DRC the Lot Owner must present to the DRC a signed agreement from all adjoining lot owners stating they have no objections to the installation of the chain link fencing.

6. Any chain link fence must have hedges or vines planted every four feet (4') along the length of said fence.
7. Fences will be maintained so that they have no visible dirt, rust, mildew, and moss.
8. All fences (whether property line or decorative) require a Brevard County building permit.
9. Retaining walls should be built of materials according to its location and purpose and require a Brevard County building permit.
10. No barbed wire or any wire that may cause injury will be allowed.

15.2.2 Ground Cover

1. Grass sod shall be installed from the foundation on all sides of the house that face an existing or platted street to the edge of that street, including all swales.
2. The DRC can approve landscape that is left in its natural state and does not require sod.
3. Use of temporary ground cover such as rye grass is not permitted.
4. Ground cover will have a time limit not to extend beyond the completion of the construction of a living unit or approved change.

15.2.3 Tree Removal

1. A legible site plan must be presented for approval showing the location of tree removal(s), if larger than 4 inches in diameter is proposed.
2. Clear cutting is prohibited!
3. Tree removal(s) is/are limited to within ten feet of the home and/or septic tank and its drain field or five feet from driveways, walkways, parking areas, and other structures. If the site plan is in compliance, then a statement to that effect on the original site plan will suffice.
4. Trees to be removed that are outside of the above parameters should be identified on the site plan and each tree on the lot must be tagged with orange tape or similar visible material.
5. Diseased and dead trees can be removed without approval of the DRC.
6. Pine trees within 50 feet of a dwelling may be removed for fire safety reasons. Notify the DRC when removing these trees.
7. Burying or burning of any parts of trees on a lot or in a common area is prohibited.

CCR ARTICLE V; SECTION 2

15.2.4 Driveway

1. Driveways will extend from Platted Street toward living unit, with a minimum of 50 feet in length.
2. Driveway must be installed by the end of construction.
3. The property owner is responsible for the purchase and installation of culvert(s).
4. The Brevard County Building Department will determine culvert or warp (dip) driveway that will not interfere with Fawn Lake Subdivision drainage plan.

15.3 SECONDARY STRUCTURES

1. The DRC will review secondary structure (Detached Building & Shed) requests before the owner acquires Brevard County building permit.
 2. No exterior finished, canvas, plastic, or fiberglass framed carports or storage buildings/sheds will be approved.
 3. No Lot will be used in whole or in part for anything other than single family residential purpose only.
- CCR ARTICLE VI; SECTION 2*

15.3.1 Detached Building

1. Exterior finishes are to be constructed with the same type materials as the main home i.e. a stone and stucco house would require a detached building to have an exterior finish of either stucco/stone or stucco or stone. Use of dissimilar materials will be considered via the variance process to ensure it is consistent with enhancing the property.

Clay Brick Concrete-Siding Solarcrete Stone Stucco Vinyl Siding Wood Siding

2. Roof material shall be of same type material and color as the main home.
Asphalt Fiberglass Slate Barrel Tile Metal
3. Hurricane designed building with engineered footer and foundation.
4. Brevard County permit is required, and the structure inspected by the County inspector.
5. Exterior color will be identical in color to the existing living unit.
6. Garage doors will be located to minimize exposure to platted streets. Garage doors are considered minimized if they are setback beyond the furthest side entry garage door of the main home.
7. The total floor area of all detached covered enclosures will be no more than 800 square feet. A variance is required for larger.
8. Setbacks will be the same as any other structure.
9. Shall be constructed with complete plans, specifications, and site plan identical to the requirements of the main home.

CCR ARTICLE V; SECTION 2 and CCR ARTICLE VI; SECTION A

15.3.2 Shed

1. Shed will be screened from view from platted streets.
2. Exterior finishes will complement the main home.
Metal Wood Vinyl Siding Stucco
3. Roof material will complement the main home.
Asphalt Metal
4. Must be a hurricane designed building and secured according to County code.
5. Exterior color will be of like color and shade as the existing living unit.
6. Setbacks will be the same as any other structure.
7. Brevard County permit is required (unless shed is 100 square feet or less), and the structure inspected by the County inspector.
8. Maximum size of shed will be no more than 144 square feet and no more than one shed per lot.

15.3.3 Existing Secondary Structures

Existing metal, canvas, plastic or fiberglass framed carports, garages or storage buildings that are in need of replacement or are damaged beyond repair may not be replaced with new metal, canvas, and plastic or fiberglass exterior. Owners requests to replace these types of structures will not be granted.

15.4 POOL & POOL ENCLOSURES

1. No above ground pools that exceed eight (8) feet in diameter and/or more than two (2) feet deep are permitted.
2. Screened pool enclosures must be within the set back lines.
3. Swimming pools may be constructed on any lot provided access is controlled from all directions by fencing, screening, and/or the living unit.
4. Screened pool enclosures will have a height no greater than the roof connected to the living unit.
5. Swimming pools and enclosures must comply with Brevard County regulations.

16.0 MISCELLANEOUS

16.1 ATTACHMENTS TO PROPERTY

All attachments shall be constructed or located in such a manner as to be shielded to minimize exposure from adjoining streets and other Lots. Design, placement and materials used for all attachments to any Lot must be approved by DRC. The following will be presented to the DRC for approval, including but not limited to:

Air Conditioning Units	Garbage and Trash Receptacles	Utility Service Areas/Structures
Antennas	Solar Panels	Out Building and Enclosures
Patio/Swimming Pool Enclosures	Fences	Pools/Pool equipment

Game & Play Structures
Flag Poles
Walls, Well and Pump Houses

Satellite Dishes
Water Fountains

Signs
Yard Statues

- No clotheslines or animal kennels/pens will be permitted within view of an adjoining street or other lots.
- Design and placement of mail/newspaper boxes and yard lights must be approved by the DRC.
- Flag poles must be at least 50 feet from all lot lines that face existing or platted streets and at least 20 feet from all side and back lot lines that do not face a platted street and no more than 20 feet high.
- Maintenance requiring replacement of above items do not require DRC approval provided they are replaced with items of the same dimensions and in the same location. Items used to minimize exposure will be required to stay in place.

CCR Article VI; Section 8.A. & 8.B.

16.2 BURNING

No open burning of landscape clearing (flora and trees) or construction materials is permitted.

CCR ARTICLE V; SECTION 2

16.3 BURYING

No burying of landscape clearing (flora and trees) or construction materials is permitted on any lot or common area.

16.4 STORAGE OF BUILDING MATERIALS

No building materials of any kind will be placed or stored on any lot in view of adjoining streets or other lots except during new construction.

16.5 STORAGE OF WOOD PILES

1. Wood piles for homes with fireplaces will be placed on lots to minimize exposure to other lots.
2. No wood piles will be placed or stored on any lot in view of platted streets.

16.6 DISPLAYS: SIGNS, FLAGS, or BANNERS

No displays (signs, flags, or banners) are permitted at the front entrance, on any lot, or on any common area without prior approval of the DRC unless specifically identified in the FLCA Sign Guidance in Appendix C. Displays that are negative, sexual, derogatory, vulgar, or disrespectful (direct or implied) are not permitted at any time.

There shall be no more than one flagpole, no more than 20 feet high, on any property. A maximum of two flags no larger than 4½ feet by 6 feet may be displayed on a single flagpole. Approved flags are as follows (per Florida Statute 720.304): One United States flag or official flag of the State of Florida and one flag, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag. Flags displayed under the United States flag must be equal in size to or smaller than the United States flag. (Note: this aligns with the Florida Statute and if needed will be revised in the event the Florida Statute is modified in the future.)

CCR Article VI; Section 9 and Board Flag Rule

16.7 DOCKS AND SEAWALLS

No docks, seawalls or any other type of construction will be permitted in or about any body of water without approval of the DRC.

17.0 RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS

No encroachment by any Lot improvements thereon and no change in the grade or elevation thereof of any easements will be permitted without the approval by the DRC, Florida Power & Light Company, Southern Bell Telephone Company, or Cable T. V. Company, whichever individually or collectively apply.

17.1 COMMON AREAS AND EASEMENT EXCHANGE

No lot will be exchanged or traded for any common area or easements.

APPENDIX A. DRC REQUEST FORM

FAWN LAKE DESIGN REVIEW COMMITTEE

Request for DRC Review

Date: _____

Name and address of requestor: _____

Contact Information (phone/email): _____

Scope of work (what do you want to do?)

1. Attach surveys, drawings, and/or other documents required by DRC Guidelines.
2. You are responsible for the conduct of your subcontractors while they are in the confines of Fawn Lake.
3. You are responsible for ensuring that all permitting requirements are met before work commences.

Signature: _____

DRC REVIEW: Request # _____

APPROVED DISAPPROVED

Reviewed by: _____

Reason for Disapproval/Notes

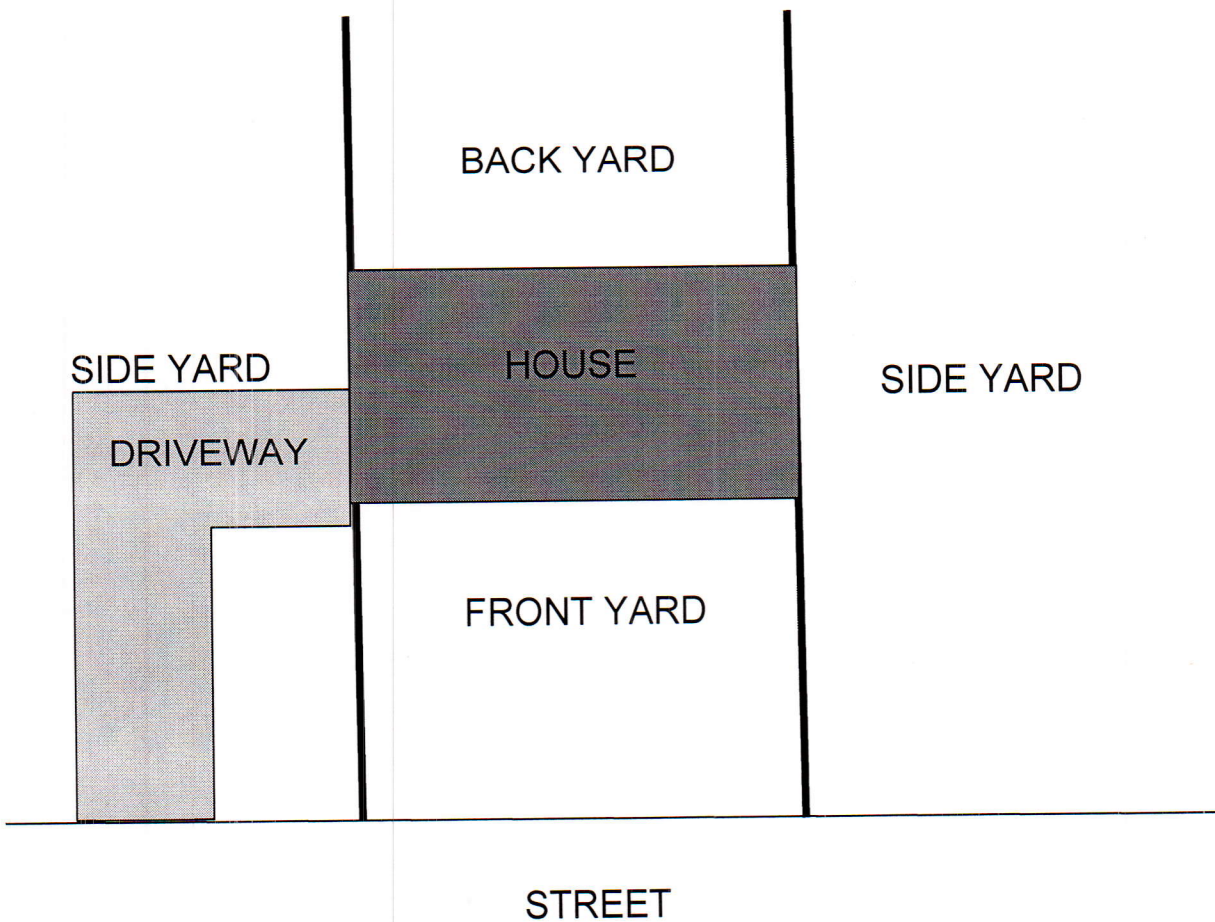
APPENDIX B. FAWN LAKE YARD DEFINITIONS

For the purposes of Fawn Lake property, the following definitions apply:

Front Yard: The area exactly in front of the residence to the platted street.

Side Yard: The area from platted street to rear property line minus the area in front of and behind the residence (front and back yard).

Back Yard: The area exactly behind the residence to the rear property line.



APPENDIX C. FLCA SIGN GUIDANCE

FLCA SIGN GUIDANCE

All signs not identified here must get prior DRC Approval.
For approval, submit a DRC Request Form to drc@fawnlakeca.org

*All approved signage must be placed within the resident's lot boundaries as identified below.
No signage may be placed on the road right-of-way or common area easements.
Signs placed in these easements present safety concerns and will be removed without notice.
In addition, no negative, disrespectful, or derogatory signs will be permitted whatsoever.*

TYPE OF SIGN	SIZE	PLACEMENT	LENGTH OF TIME TO DISPLAY	CONDITIONS
Home Security To indicate home is protected by a security system	Up to 1.5 sq. ft	within 10 linear feet of the house	Indefinite	Must have been produced by the security company (no homemade signs)
Special Events To reflect celebrations, graduation, and elections	Birthdays & Anniversaries			
	Up to 3 sq. ft.	within 20 linear feet of the house	Up to 48 hours	
	Graduation			
	Up to 3 sq. ft.	within 20 linear feet of the house	Up to 7 days	
Public Service Announcements Special announcements from government agencies to promote health and safety (max time one month)	Elections			
	Up to 3 sq. ft.	within 20 linear feet of the house	No more than 30 days prior to the election day and 3 days after election day	Must be in <u>support</u> of a candidate or cause
Public Service Announcements Special announcements from government agencies to promote health and safety (max time one month)	Up to 3 sq. ft.	within 20 linear feet of the house	See Below	These types of signs are identified below and include effective dates
	Brevard County Sheriff's Office "Drive Like Your Kids & Pets Live Here!!" and can be displayed from 6/1/23 to 7/1/23.			

Note: The Public Service Announcement pre-approved signage will be updated as needed. The updated version will be located on the FLCA website at www.fawnlakeca.org

APPENDIX D. OTHER IMPORTANT FAWN LAKE RULES

(Not pertaining to Design Review)

Hunting and Firearm regulations within Fawn Lake as approved by the Board Members at the Association Meeting of December 02, 2019.

- ⇒ Hunting of any kind, expressly including, but not limited to rifle, musket, crossbow and bow hunting is expressly prohibited on any of the Association's Common Areas, as well as any property owned by the Association.
- ⇒ Prohibition against discharging firearms – Discharging (e.g. firing) of any firearm (e.g. gun) is expressly prohibited on any of the Association's Common Area(s), as well as on any other property owned by the Association.