



FSN Deed Restriction Checklist

Homeowner's responsibilities are as follows for compliance at all times.

☐ **Responsibility 1– Lawns**

1. Please mow, edge, and trim lawns on a weekly basis between March and November.
2. Please weed whack as part of your weekly maintenance, along front and sides of home, all planting beds, free standing trees and shrubs and if applicable, the fence.
3. Please remove and replace all lawn areas now dead or full of weeds.
4. Please treat all lawn area for weeds

☐ **Responsibility 2 – Planting Beds**

1. Remove all weeds/overgrowth from all planting beds and mulch if applicable.
2. Please revisit and remove overgrowth from your mulched/rock planting beds.
3. Remove overgrowth from around trees, shrubs or plants with designated areas around them i.e., pavers, cement, edging materials. If you designate plant areas, they must be maintained at all times.

☐ **Responsibility 3- Shrubbery/Trees**

1. Please trim all shrubs.
2. Please trim dead palm fronds, seed pods from palm trees.

☐ **Responsibility 4– Home**

1. Please pressure wash or paint to remove mildew stains/dirty areas on the exterior and trim of house. If you decide to paint, you will need ARC approval.
2. Please refresh the faded/discolored paint on exterior of home.

☐ **Responsibility 5 – Driveways and Sidewalks**

1. Please pressure wash or chemically clean your driveway and sidewalks.
2. Please remove grass/weeds growing between sections of the driveway and sidewalks.
3. Please remove any stains from driveway

☐ **Responsibility 6 – Trash Containers**

1. Store trash containers out of sight except on collection days.
2. Please remove all items/debris from side of home and store from view.

☐ **Responsibility 7 – Fences**

1. Please repair/replace your fence if broken.
2. Please pressure wash or chemically clean your vinyl fence.

☐ **Responsibility 8 – Mailbox**

1. Please repair and straighten mailbox.
2. Please repaint pole white, as required by the Board of Directors to match the required white mail box.

☐ **Responsibility 9 – Athletic Equipment**

1. Please move your portable basketball hoop to 10 feet from the sidewalk.

One violation letter should be sufficient to ensure ongoing compliance.

Remember violation letters are used as a proactive way to keep our residents accountable, and help our neighborhood looking nice.

We send a **BIG THANK YOU** to everyone who has been, and continues to remain in compliance!