
Estates of Fannett Homeowners Association

Below is a list of common rules found in the Declaration of Covenants, which residents tend to overlook or forget to follow. Please refer to the “Deed Restrictions” tab on the Estates of Fannett HOA website for a complete listing. Following this list is some other informational tips you may find helpful.

Rule Reminders:

Article VII, Section 5: No sign of any kind shall be displayed on any Lot except one advertising the property for sale.

Article VII, Section 6: Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats, and other watercraft, and boat trailers shall be parked only in enclosed garages or behind the property where not visible from the street.

Article VII, Section 7 & 25: No business or commercial activities of any kind or any “garage sales”, or “sidewalk sales” or similar activities or events shall be conducted on any Lot in the Addition.

Article VII, Section 11: Any antenna, such as satellite receiver, should be installed at the rear of the dwelling and not visible from the street.

Article VII, Section 16: Garbage cans, except on collection days, should be hidden or screened from public view. No garbage, trash, debris or other waste matter of any kind shall be burned on any lot. All woodpiles, yard equipment and other similar items shall be located or screened so as to be concealed from view of neighboring Dwelling Units, streets and property adjacent to the lot.

Article VIII, Section 9: Each owner shall regularly mow and maintain, and keep in a neat and attractive condition, the grassed and landscaped areas, including the easement.

Additional Information:

- Any major changes done to a lot after original completion must submit to the board (through management) an Architectural Review Application (which can be found on the association’s website). Changes are those such as a pool, fence, or any other improvements.
- Association dues are mailed out yearly.
- Association dues not paid in a timely manner can result in a lien being placed against the property.
- For safety, please keep your animals contained (fenced, leashed).

As a reminder, you have a responsibility and obligation to adhere and abide by the Covenants & Restrictions of our Association in their entirety.