

PABLO WOODS HOA

Memo

To: Pablo Woods Members

From: FPM Communities

Date: June 25, 2025

Re: Lawn AND Property Upkeep

Please see below the covenants regarding lawn care and property upkeep:

3.5 Landscaping. No hedges or hedge-like grouping of plants exceeding four (4) feet in height shall be permitted without a written approval of the A.R.B. No artificial grass, plants or other artificial vegetation shall be placed or maintained on any Lot. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain on any Lot. Pebbles, stones or other like materials will not be used as a substitute for natural grass upon the exterior portion of any lot unless approved by the A.R.B. Selective cuttings and thinning of lawns and other general Improvements shall be permitted. All disturbed areas on any lot must be seeded or covered with sod or landscaping materials and maintained to present a pleasing appearance and to prevent the growth of weeds. It is the responsibility of each Owner whose Lot abuts a lake (detention area) to maintain the area back to the water edge. It is the responsibility of each Owner to seed or sod and maintain the area between his Lot and the street. It is the responsibility of each property owner to prevent erosion on all areas of his Lot including easements, by sodding, seeding, and using landscaping materials or other methods which may be deemed appropriate.

3.6 Fences. Shadow box, stockade and other styles of fencing of vinyl or of cedar or cypress not more than six (6) feet high may be erected only on the rear lot line and along the side lot line to a point aligned with the exterior front wall of the Unit, except that on corner lots no fence is allowed along the side lot line abutting the street. If the fence is to be painted or stained, the color either must be approved by the A.R.B. or must comply with the current A.R.B. approved color pallet. No other fence, hedges, walls or similar structures may be erected on a Lot, unless the location, quality, style, color and design have been first approved in writing by the A.R.B. which may withhold its approval in absolute discretion. No fence, wall or hedge may exceed six (6) feet in height. There shall be no chain link, barbed wire or other forms of wire or steel fences. All fences must be maintained to preserve an attractive appearance from the exterior of each Lot as determined in the sole direction of the A.R.B.

7. 1 Maintenance. Each Owner shall, at his expense, maintain, repair and replace all portions of the exterior of his Lot to include to the water line on the retention ponds, and the Unit located thereon, including, without limitation, the roof, gutter, downspouts, and exterior building surfaces and their replacements, all portions of privacy fences within the Lot, all glass surfaces and screening, doors, air conditioner and heating units, driveways and any other exterior equipment, structures, Improvements, additions, or attachments, located on the Lot. Each Owner shall maintain the lawn and other landscaped portions of his Lot in an attractive condition, and shall landscape and maintain that portion of the street right-of-way located between the front Lot line and the paved portion of the street in an attractive condition. Landscape maintenance shall include regular lawn mowing, fertilizing, irrigation and edging. Vacant Lots must be mowed regularly and kept free of litter, debris and nuisances. The foregoing obligations include any maintenance, repair, or replacement required by fire, wind, vandalism, theft, or other casualty. All maintenance and repair shall be performed by each Owner at regular intervals as shall be necessary to keep his Lot in an attractive condition and in substantially the same condition and appearance as existed at the time of completion of construction of his Unit in accordance with the approved plans and specifications, subject to normal wear and tear that cannot be avoided by normal maintenance. Each Owner shall promptly perform any exterior maintenance or repair specified by the Association by written notice, and shall be liable for all expense or damage sustained by the Association by reason of his failure to promptly perform such maintenance and repair. Owners shall use materials approved by the A.R.B. when performing exterior repair and maintenance. Failure to properly maintain a Lot or Unit shall permit the Association to levy fines.

All member lawns/yards & fencing need to be in compliance by July 31, 2025. Any that fail to comply will receive violations.