

**FALCON'S LEA PATIO HOMEOWNER'S ASSOCIATION**  
**14950 NORFOLK LANE, DAVIE FL 33331**  
**Website: falconsleapatio.com**

**WELCOME TO FALCON'S LEA PATIO HOMES**  
**GENERAL INFORMATION FOR NEW HOMEOWNER**

**1. TRASH AND RECYCLE COLLECTION**

Set containers on street away from cars and mailbox for day of collection.

After collection the containers are to be stored out of sight from the street.

GREEN – TRASH – MONDAY & THURSDAY

BROWN – RECYCLE – THURSDAY

BULK PICKUP – 1<sup>st</sup> MONDAY OF EACH MONTH...Bulk trash is only to be brought out 48 hours before

**2. COMMUNITY POOL**

GATE KEY/ BATHROOM KEY \$50 FOR LOST KEY REPLACEMENT

For keys please mail request to FLPHOA or come to a monthly meeting.

**3. FLPHOA DOCUMENTS AND BY-LAWS - \$25**

Please visit FLPHOA website for free unofficial Documents.

**4. ADVISE –**

NO BOATS, TRAILERS, COMMERCIAL VEHICLES ARE TO BE PARKED IN DRIVEWAY

\*\*\*APPROVALS ARE NEEDED FOR PAINT, ROOF TILES, DRIVEWAY BRICKS, ANY EXTERIOR IMPROVEMETS, DOWNLOAD APPROVAL FORM ON WEBSITE UNDER DOCUMENTS AND BRING TO BOARD MEETING OR MAIL TO FLPHOA, 14950 NORFOLK LANE, DAVIE FL 33331

\*\*\*USE RESTRICTIONS – 4.02 EACH LOT MAY BE USED FOR A RESIDENTIAL DWELLING FOR (1) FAMILY ONLY AND FOR NO OTHER PURPOSE. NO BUSINESS OR COMMERCIAL BUILDING MAY BE ERECTED ON ANY LOT AND NO BUSINESS OR COMMERCIAL ACTIVITY OR ADVERTISING, MAY BE CONDUCTED ON ANY PART THEREOF.

**5. MONTHLY FLPHOA MEETING 3<sup>RD</sup> WEDNESDAY OF EACH MONTH AT 7:30 PM**

IVANHOW COMMUNITY CENTER ON STIRLING ROAD NEAR FIRE STATION

**6. INSPECTIONS – done on a continuous basis through the year. Maintenance**

Checklist will be mailed to the homeowner as necessary.

Here are some main points that the Board focuses on...

\*roofs/sidewalks pressure cleaned

- \*lawn cut/dead grass replaced
- \*lights working
- \*tree trimming
- \*no parking permanently in street or front yards
- \*house numbers visible from street
- \*single family units only
- \*paint –pre approved color book available

**7. EMAIL ADDRESS:** [falconsleapatiohomes@gmail.com](mailto:falconsleapatiohomes@gmail.com)

WEB-SITE: [falconsleapatio.com](http://falconsleapatio.com)

Mailing Address: 14950 Norfolk Lane, Davie FL 33331