

# Welcome!



## **Welcome to the Deer Lake Run Community!**

We've enclosed some helpful information to assist you with settling in and getting acquainted with the area.

The Deer Lake Run Homeowner's Association holds bi-monthly board meetings which are open to all residents. Look for meeting dates and locations on the message boards by the Thompson or Welch Road entrance/exits. Most meetings are the third Thursday of the month and are held at 7:00 PM at:

Watson Realty - 317 Wekiva Springs Road, Longwood, FL 32779.

Meeting dates are also posted on the website at [www.DeerLakeRun.org](http://www.DeerLakeRun.org)

We take pride in our community, and we hope you will too.

## **The 2018 / 2019 Board of Directors:**

Dan Conlon – President  
Charlotte White – Treasurer  
Blair Dominiak - Director  
Sarah Conde - Director

Andrew Vold - Vice President  
Amanda Easter - Secretary  
Lynn Goldrick – Director

## **Helpful Information for New Deer Lake Residents:**

Recycling: Blue Lid Monday  
Trash pickup: Green Lid Friday  
Yard Waste: Personal Cans Monday

Since our subdivision falls into "unincorporated" Orange County, we are policed by the Orange County Sheriff's Office. Their number is 407-836-4357.

Community Management Professionals is our Community Management Company. Their contact information is as follows:

**Kiera Francois**  
**4700 Millenia Blvd.**  
**Suite 515**  
**Orlando, FL 32839**  
**Telephone: 407-455-5922**  
**Fax: 407-903-9234**  
**Email: KFrancois@Community-Mgmt.com**

Don't forget to change your address on your driver's license! It can also be done online at [https://express.hsmv.state.fl.us/Express\\_Lane/](https://express.hsmv.state.fl.us/Express_Lane/) or call 407-836-4145 for the nearest location.

City of Apopka  
<http://www.apopka.net/>

### **Local Schools:**

Rock Springs Elementary  
407-884-2242  
2400 Rock Springs Rd.  
Apopka, FL 32712

Apopka Memorial Middle  
407-884-2208  
425 N. Park Ave.  
Apopka, FL 32712

Apopka High School  
407-905-5500  
555 W. Martin St.  
Apopka, FL 32712

**The Deer Lake Run Homeowners Association is an active organization and is comprised of the following committees:**

Architectural Control Committee (ACC)  
Maintenance Committee  
Neighborhood Watch Committee  
Newsletter Committee  
Nominating/Elections Committee  
Website Committee  
Yard of the Month Committee

**If you plan to make changes to your home:**

Deer Lake Run has an Architectural Control Committee (ACC) in place to ensure the integrity of the community in order to preserve property values. Certain items require ACC approval before work is completed. Some examples are listed below:

- Exterior painting
- Tree removals over 4" in diameter (measured 3ft. from ground)
- New roof installation
- Outdoor additions (such as a shed or fence)

Included in this packet is an ACC Request Form. This form can also be downloaded from the [www.deerlakerun.org](http://www.deerlakerun.org) website. Please fill out the form and give it to the ACC Chairperson, who will in turn gather the needed approvals. Most requests can be handled in one week however; this can vary based on committee members' availability.

**Association Dues**

All homeowner association fees are due in January of each year. You will receive an invoice in December.

## **Neighborhood Watch List**

There are many aspects to the Neighborhood Watch Program. One of the most important is a strong network of neighbors who watch out for and report suspicious or unusual activities occurring in or around our neighborhood to the sheriff's office and to the NW Coordinator. With this in mind we would like your participation. If you see any suspicious activity in the neighborhood or experience any criminal activity at your home, please inform Shari Mangas by email or phone AFTER reporting it to the Orange County Sheriff's office. After receiving this information, Shari will send out a notification informing the neighborhood of this activity. No specific information is ever given out such as your name, address, etc., only general information concerning the issue. By being better "informed" as a community we can all look out for each other. From time to time there may be some information pertaining to crime prevention from the Orange County Sheriff's office that she sends out also.

If you would like to receive these notifications please contact Shari and give her your Name and Email address so she can add you to the Deer Lake Run Neighborhood Watch List. Your email address will not be passed on to anyone else and all notifications will be sent as a "Blind Copy" (Bcc).

Shari Mangas  
SLMangas@embarqmail.com  
407-312-6867

Thank you and we hope you enjoy your stay in Deer Lake Run!

# Deer Lake Run Homeowners Association



DEER LAKE RUN

## Review Request for Architectural Control Committee

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***The following is to be completed by the Homeowner prior to beginning any work on property:***

Name: \_\_\_\_\_  
Address \_\_\_\_\_ Lot Number \_\_\_\_\_  
Phone: Home \_\_\_\_\_ Work \_\_\_\_\_ Cell \_\_\_\_\_

***Check the box that best describes your request: NOTE – Please use one form per requested item.***

- |  |  |
|--|--|
| <input type="checkbox"/> Fence Install/Replace (posts inside of fence)               | <input type="checkbox"/> Shed Installation (limitations apply) |
| <input type="checkbox"/> Repaint Exterior (PLEASE PROVIDE PAINT NUMBERS AND SAMPLES) | <input type="checkbox"/> Structural Addition                   |
| <input type="checkbox"/> Roof Replacement  | <input type="checkbox"/> Window Replacement                    |
| <input type="checkbox"/> Tree Removal  | <input type="checkbox"/> Other (Describe details below)        |

***Describe your request in detail*** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***Specifications*** (Attach a copy of property survey and/or pictures showing proposed location, dimensions, materials, and colors to be used on requested item. If exterior painting is requested please attach paint swatches.)

### **\*\*\*IMPORTANT APPROVAL INFORMATION\*\*\***

- |   |               |
|---|---------------|
| <p><b>(1) Any approval granted on the above request shall be subject to the homeowner securing proper county permits <u>prior</u> to commencement of work.</b></p> <p><b>(2) All requests must conform to the local zoning and building regulations and you must obtain all necessary county permits.</b></p> <p><b>(3) All work must be completed within six (6) months from approval date.</b></p> <p><b>(4) All required permits must have final inspection no later than six (6) months after work has been completed.</b></p> <p><b>(5) Requests will be returned to homeowner if not filled out properly, lack proper supporting documentation, missing homeowner's signature and request date.</b></p> <p><b>(6) No prior revisions of this document will be accepted for a request.</b></p> | REV. 12/20/07 |
|---|---------------|

**Signature of Requesting Homeowner** \_\_\_\_\_

**Date** \_\_\_\_\_

**Lot #** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Qualifying Approval (To Be Completed By ACC Members)**

**Date Approved** \_\_\_\_\_

**Date Disapproved** \_\_\_\_\_

**Accepting Signatures:** 1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

**STIPULATION ATTACHED - YES  NO**

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BOD Acknowledgment (To Be Completed By BOD Member)**

**Date Acknowledged** \_\_\_\_\_

**Accepting HOA Board Member Signature:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Post Completion Inspection**

**Date of Inspected** \_\_\_\_\_

**Inspected by:** \_\_\_\_\_

Name

Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

Revised 10/9/2006

The following is intended to ratify, reaffirm, and introduce specific guidelines regarding certain requests or violations with respect to the Deer Lake Run Declaration of Covenants, Conditions, and Restrictions.

## 1. OUTBUILDINGS (SHEDS) STANDARDS –

- Size shall be no larger than 12' x 12' or 144 square feet.
- Construction shall be of block or wood frame.
- Exterior siding shall be made of wood, stucco, or cementitious product and painted the same color as the main house.
- Roof shall be shingled the same color and style as the main house.
- Only one (1) outbuilding shall be approved per residential lot.
- No metal or vinyl products shall be approved as outbuildings.
- Placing the outbuilding on a slab shall be optional if the homeowner desires and included in the ACC request if desired.

## 2. ROOF MILDEW VIOLATIONS –

- Roofs shall be maintained per the Declaration of Covenants, Conditions, and Restrictions at all times.
- Roofs shall be kept clean and in good repair at all times.
- No more than one third (1/3) of the total roof shall be covered with mildew at any time. This amount will be used as a guideline only for issuance of a violation letter to the homeowner and shall not affect, modify or change anything written in the Declaration of Covenants, Conditions, and Restrictions.
- Only architectural style shingles shall be approved for re-roofing applications.
- If roll roofing material is required to be used in any of the roof valleys, the color of roll roofing shall be consistent with the architectural style shingles.

## 3. YARD / LANDSCAPE MAINTENANCE VIOLATIONS –

- Yards shall be maintained per the Declaration of Covenants, Conditions, and Restrictions at all times.
- No more than ten feet by ten feet (10' x 10') of the total yard (grass) that is visible from the street shall be dead, dying, or in a distressed condition at any time. This amount will be used as a guideline only for issuance of a violation letter to the homeowner and shall not affect, modify or change anything written in the Declaration of Covenants, Conditions, and Restrictions.
- Refer to Article VI, Section 9. Ground Maintenance of the Declaration of Covenants, Conditions, and Restrictions for landscape guidelines.