



Welcome to Fallbrook!

We are very glad you chose Fallbrook to be your new residence and excited to be your neighbors.

As you settle in, there are a number of questions you may have about Fallbrook and the HOA. Here are a few tips, tricks and notes to help navigate Fallbrook:

- Homeowners association meetings are monthly and will be posted at the exits and on our web site (www.fallbrookhoa.org).
- Greenacre is Fallbrook's management company. If you need any help with the HOA please contact Tasha McAlister (TMcAlister@Greenacre.com; 813-936-4123).
- Trash and recycling are covered in your quarterly HOA payment. Trash is picked up curbside on Tuesday and Friday. Recycling is picked up on Wednesday. When not trash or recycling day, please keep your trash containers out of sight.
- Mailboxes are painted by the HOA. Each year we will have your mailbox fully painted or touched up.
- Yard signs of any kind are not allowed to maintain a safe, conflict free neighborhood.
- Boats, RV's, trailers, etc. cannot be stored in driveways or yards and parking of any type is prohibited in yards.
- Exterior changes and approval. As you will want to change the exterior appearance of your new home, please remember Fallbrook is a deed restricted community. Please submit the attached ACC application (also on our website: www.fallbrookhoa.org) for exterior changes such as, but not limited to: painting, roof replacement, landscaping, and tree removal and replacement.
- Cutting trees. Pinellas county requires permits to cut down trees and Fallbrook requires a permit copy with a completed ACC form.
- Conservation living. Pinellas county has easements in place to maintain the beauty of the conservation land around Fallbrook. Removing trees, brush, plants or dumping yard debris without the permits is not permitted by Pinellas County. Pinellas does review all Fallbrook conservation area and may require a homeowner to restore the land to original condition if changed without approval. Please complete a Fallbrook ACC form and provide Pinellas permits/authorization to change conservation land.
- Pond living. Fallbrook maintains the ponds around our community. We contract with Cardno to provide service and keep our ponds healthy.

To keep our 87 homes, 6 ponds, 2 exits, and hundreds of trees maintained, it takes a lot of work. If you notice an issue or would like to get involved please contact Tasha or drop us a note on the Fallbrook web site.

We hope you enjoy your new home in Fallbrook!

Fallbrook Board of Directors