



Volume 2 Issue 9 September 2025

THE EQUESTRIAN DISPATCH

PECAN PARK URL: <https://pecanparkhoa.net/>

- ♦ **All residents, (homeowners and renters) are encourage to attend** HOA and Committee meetings.
- ♦ **The HOA board** will hold a Pre-budget Workshop on Saturday, SEPT 20, 2025 at 11:00 at the Barn (Amenity Center). All homeowners and residents are welcome.
- ♦ **ARB Committee** meets every 3rd Thursday at 06:30 pm at the Barn.
- ♦ **Compliance Enforcement Committee** meets the last Thursday each month, at 6 pm at the Barn.
- ♦ **Event Committee** meets the last Tuesday each month at 6:30 pm at Barn.
- ♦ **Food Truck:** September 5th / 19th (5-8 pm) at the Barn (Amenity Center).

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- ♦ **Hurricane preps/Entertainment/COJ info, view the July 2025 newsletter ([LINK](#)).**
 - ♦ **NEW: Learn** about the **National Hurricane Center's NEW Experimental Cone**, view this **[LINK](#)** for an explanation.

SEPTEMBER DATES

01 SEPT: Labor day

23 SEPT: National Voter Registration day

17 SEPT: Constitution day

19 SEPT: POW/MIA day

[This Newsletter is prepared/edited Gratis by Mark Toney & approved by our HOA.](#)

GOVERNING DOCUMENTS & OUR ANNUAL ASSESSMENTS

- ♦ **Reference**: See Declarations VI Assessments, page 12 at <https://www.pecanparkhoa.net>, under HOA RULES /Declaration of Covenants. **LINK**
- ♦ **Annual Assessments**: For each LOT within the Property, each OWNER, by acceptance of a deed or other conveyance, agrees to pay annual Assessments levied by the Association for the Improvement, Maintenance, Repair & Replacement & Operation of the Common Property, (**Barn, Pool, Playground & etc.**), including , without limitation, any rental or lease cost for street lighting, the Management and Administration of the Association and the furnishing of Services, Maintenance, Repair and Replacements as set forth in this Declaration. As further hereinafter described, the Board of Directors, by majority vote, shall set the Annual Assessments at a level sufficient to meet the Associations' obligations, including Contingencies (**we use the annual budget Contingency line item for repairs/replacements**) & Reserves (**we don't have or use reserve funds**) as the Board of Directors may from time to time deem reasonable and necessary. The Board of Directors shall set the Date or Dates such Annual Assessments shall become Due and may provide for Collection of Assessments to be payable Annually or in monthly, quarterly or semi-annual installments, provided, however, that upon Default in Payment of any one or more installments, the Entire Balance of such Annual Assessment may be accelerated, at the option of the Board of Directors, and be declared Due and Payable in full. As of the recording of this Declaration, (03/07/2006), the Annual Assessments will be payable quarterly. (**The Annual Assessment is due in DEC-JAN**)

We have a large funding gap of 2025 HOA dues!

*Delinquent accounts will be turned
over to the Collection Agency!*



LEXINGTON PARK PLAYGROUND RESTORATION

Bring back the Joy one swing at a time and let our kids Dream again.

- ♦ The community playground restoration project is a grassroots initiative aimed at revitalizing a cherished public space that has long served as a hub for childhood joy, family connection, and neighborhood unity. Over the years, wear and weather have taken their toll, leaving the playground equipment outdated and unsafe. This project seeks to rebuild the area with the modern, inclusive, and environmentally friendly play structures that cater to children. With support from residents, the playground will once again become a place where laughter echoes and memories are made. Your brick(s) will be placed adjacent to the new playground to recognize those who supported this project.
- ♦ This site automatically keeps track of our orders. If you choose to pay by check, please contact us as soon as possible to submit your donation.
- ♦ **HOW TO ORDER**: Just follow the Brochures step-by-step process below to place your order. (1) You must first Open a web page (i.e. Google webpage) and go to the top Address Bar aka URL line & type in this address,

[HTTPS://www.thatmybrick.com/lexingtonpc](https://www.thatmybrick.com/lexingtonpc)

- ♦ Read the webpages directions and CLICK the LINK at the bottom of the page to Order your Brick, then Select **LOGO/TEXT** before ordering your Brick.
- ♦ If you have any questions, please contact Mark Toney at ASGF6834@gmail.com.

FROM THIS NEWSLETTER YOU MAY CLICK THIS LINK Design and Personalize Your Brick

About Our Fundraiser

We need the Community's Help to rebuild the Amenity Center Playground to once again be a Hub for Kids, Family, & our Neighborhood

TO ORDER A BRICK

1. Read this Brochure.
2. Open a Web page & goto the top address bar aka URL line and type in the following web address.
3. [HTTPS://WWW.THATSMYBRICK.COM/LEXINGTONPC](https://www.thatsmybrick.com/LEXINGTONPC)
4. Read the directions and Click the **LINK** at the bottom of the webpage to order your BRICK, then select **LOGO/TEXT**.

Contact Information

Questions? Please contact:

Mark Toney
ASGF6834@gmail.com

Brick Options

4 x 8 Partner Brick

- 3 lines of 18 character personalization
- 3 lines of 10 character personalization with graphic available on right or left side (includes spaces and punctuation)



4x8 Brick w. out Graphic

4x8 Brick w. Graphic

8 x 8 Community Builder Brick

- 6 lines of 18 character personalization
- 3 lines of 18 character personalization with graphic option on the top or bottom (includes spaces and punctuation)



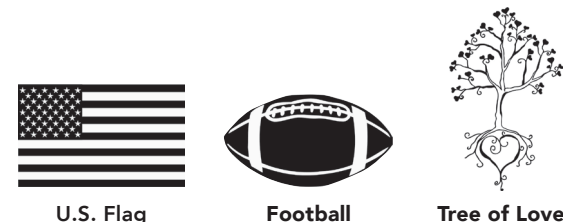
8x8 Brick w. Graphic

8x8 Brick w. out Graphic

Graphics and Logos

That's My Brick!® can create a truly unique brick for you or your company. See examples below, all approved images can be found at:

thatsmybrick.com/LEXINGTONPC/graphics.php



U.S. Flag

Football

Tree of Love

Replica Brick

Want one for yourself? Order an exact replica of the installation brick ordered, except it has rubber feet to easily display on a desk or mantel. Replicas shipped directly to your home or office!

Ordering Process

For your convenience, attached to this brochure is an order form to use as a template, to order please visit online at:

thatsmybrick.com/LEXINGTONPC

RESIDENTIAL (SINGLE FAMILY) SHEDS

- ♦ **City of Jax (COJ) Residential Single Family Property Owner Obtained Permits for Sheds.** “Sheds are detached structures, accessory to one and two family homes, with a storage/utility use. These are NOT Habitable structures and must comply with all COJ ordinances and the Florida Building Code. Read this **LINK**
- ♦ **PECAN PARK Architectural Review Board (ARB) SHED GUIDELINES:** These are the ARB/HOA approved Shed guidelines.
 1. **Maximum Size:** Single story only; 100 square foot gross in plan view measured at the floor line and outside extents; Sidewalls from the grade to the soffit not to exceed 8 feet; Height to highest point of roof not to exceed 10 feet.
 2. **Configuration:** Plan view may be rectangular, square or round; the Roof must be double sloped, Gable or Hip type; Flat roofs or single sloped roofs are not allowed; Maximum 6 inch of roof overhang on any side; No other configurations are allowed.
 3. **Color:** The Color of the body of the shed MUST match the body of the Main House as close as possible; The Color of the Shed Roof must match the Roof of the main house as close as possible.
 4. **Location:** The Shed must only be installed in the Back Yard of the property; The Back yard must have at least a 6 Foot High Solid Fence enclosing the Entire Backyard OR at a Minimum around the shed; If a fence is only installed Around a Shed, the following distances must be maintained around the shed;
 - ⇒ A Minimum of 5 feet from the main house structure; a Minimum of 5 feet from any property line; a Minimum of 5 feet from any fence line; See the Fence guidelines for additional guidance on the Fence Type.
 5. **State and local laws and regulations:** The Shed must meet all required laws and regulations of the State, Local Municipality, including any Zoning requirements.
 6. **Additional restrictions:** The Shed MAY not be used for any Human or Animal habitation; Only Storage of household goods are allowed which includes Seasonal, Maintenance, etc., items).
 7. **Homeowner is cautioned about Shed requirements:** Sheds need to be tied to the earth for Wind resistance; Sheds are REQUIRED to have a COJ Building Permit; any Electrical service run from the house to the shed must be done with an Electrical Permit.