

CONDOMINIUM RULES AND REGULATIONS

As a small group of 25 units, it is necessary that we respect the rights of our neighbors. We want our premises to be both safe and attractive.

Section 10.3 of our Declaration of Condominium spells out the following thoughts and must be observed by every resident in the Condominiums, whether a renter or an owner.

"Condominium residents shall allow no nuisances upon condominium property, nor any use or practice that is the source of annoyance to any residents or which interferes with the peaceful possession and proper use of the property. All parts of the condominium shall be kept in clean and sanitary conditions, and no rubbish, refuse, or garbage allowed to accumulate, nor any fire hazard allowed to exist. No condominium resident shall permit any use of his residence or make any use of the common elements that will increase the cost of insurance upon the condominium property."

Thus, the Board of Directors has put into effect the following Rules & Regulations. It is important for the protection and convenience of all residents that they be followed.

AESTHETIC CONSIDERATIONS

- 1. Stow away all hoses, sprinklers and garden tools when not in use.
- 2. Gates on condominiums with enclosed patios must remain closed as they affect the looks of our community.
- 3. Patio walls and patio dividers/separators are intended to serve as functional boundary markers, while still providing a look that is easy on the eye. Do not use them as storage areas. Personal items are not to be stored on the walls, dividers, or fences. This also applies to the Tennis Court fence and the Swimming Pool fence.
- 4. Trash and or Garbage may not be stored outside of the Residences. Such debris must be taken to the dumpster, or stored inside the residence.
- 5. If anyone creates yard debris (grass clippings, bush trimmings, etc.), it is the responsibility of the person creating the yard debris to remove from the grounds and discard it in the dumpster.
- 6. Do not store bicycles and other recreational objects in common areas or visible areas outside of your building, including patio areas.
- 7. No signs (For Sale, For Rent) may be placed on condominium property. Signs of an appropriate size may be displayed in a window inside the condo.
- 8. No skateboarding, roller-blading or roller skating on streets in the condominium area as it can damage our roadway surface, which we must pay to repair.
- 9. Do not drive on the grass.

CONTRACT WORKERS

1. All workers taking care of the condominium are employed by the Board of Directors, and work at the direction of the Board. Please do not try to give these people instructions or orders. If you have requests, suggestions or inquiries for the contract workers, submit those ideas/inquiries/requests, in writing to any Board Member, or place your written submittal in the black mailbox and raise the flag. All instructions for the contract workers will come from the Board.

GROUNDS MAINTENANCE

1. Do not leave items such as lawn chairs, hammocks, benches, flower pots, etc. on area that are to be mowed. The lawn service workers will not move any of these items in order to mow.

- 2. Planting of shrubbery, trees or flowers outside of designated flowerbeds must have Board approval prior to planting. If any additional items are approved the <u>board reserves the right to impose an impact fee</u> to remedy the added bed/shrubs if the area is not maintained.
- 3. The Association has permission to oversee the area from condominium No. 1 to condo No. 16, between the condo and the out of bounds stakes. We water and mow this area and some of us have flower beds, bird feeders, other things there. This area is under condo rules.
- 4. Do not in any way alter the irrigation system.

PARKING OF VEHICLES

- 1. Two (2) numbered parking spaces are assigned per condominium. Visitor parking spaces are marked and some are located near the pool area. If you have more than two cars, please make arrangements with others who may not need both of their spaces. It is important to think of others when you park your car.
- 2. Visitor parking spaces are available for use by non-resident guests. If a visitor is expected to be here more than 14 days in any given month, long term visitor parking must be obtained from the Board of Directors. Any vehicles not in compliance may be towed away at the vehicle owner's expense.
- 3. Large vehicles (motor homes, trailers, boats, etc.) may be housed on condominium property next to the waste container for no longer than two day, provided they do not block the dumpster access as this will result in the vehicle being towed at Owners expense. After that time, off condo storage must be found. If a time extension is desired, a written request for same must be submitted to the Board in advance of such parking.
- 4. Do not park vehicles on grass areas.
- 5. Do not park vehicles leaking fluids on the black top. We maintain our own roads, including the access road. Any damage to our roads must be rectified at the expense of condominium owners.
- 6. Street parking is allowed only for loading and unloading. In order that sidewalks are not blocked, please park vehicles away from curb. Vehicles blocking the access or exit of resident's assigned parking may be towed at owner's expense.

PETS

- 1. All animals over 10 pounds in weight must be on a leash when outdoors. No pets, including cats, are allowed to roam freely. All animals must be accompanied by their owner when outdoors. Owners not complying with this rule are subject to be fined by the Association.
- 2. There are to be no doghouses or outside confinement areas for pets on condo property.

RESIDENCE ALTERATION

1. All requests for making repairs and/or alterations affecting the outside of our buildings must be submitted in writing to the Board of Directors before any work can begin. Direct your questions on the matter to anyone of the Board members as shown in your Directory. Owners are responsible for all repairs and maintenance of these alterations. Also, window and door replacement is the responsibility of individual owners.

SAFETY

- 1. For the protection of condominium residents, it is imperative that we have a 10 mile per hour speed limit within the confines of our property.
- 2. Do not leave items (flower pots, tools, toys, trash, etc.) on driveways, sidewalks or other walkways. Items left out can become a hazard to other residents.

TENNIS COURT

1. The tennis court is only for playing tennis. Soft sole (non-marking) tennis shoes are to be worn on the court.

TRASH / DUMPSTER

1. Garbage or Trash may not be stored outside of any Condominium nor on the Common Areas of the Association.

 ∇



- 2. Please put all trash inside the container and close both doors. The trash collectors will not pick up refuse that is left on the ground. Large boxes, etc., must be broken up and put inside the trash container. Larger objects such as old mattresses, furniture, carpet, etc., must be taken to the County Landfill for disposal by the individual discarding such items.
- **Failure to abide by the rules and regulations set forth by the board of Fairway Hills Association will result in fines levied by the board to discourage the infractions.