

Fairway Landings Townhomes

The Board of Directors is charged by the Association's governing document to develop and revise as necessary on an ongoing basis Association policies and procedures to accomplish one or more of the following objectives:

- To establish a consistent pleasing appearance throughout the community
- To develop standards designed to ensure consistency while providing a certain amount of individuality
- To maintain and enhance the value of our properties
- To provide a safe and secure environment
- To support a measure of harmony within the community

Rules and Regulations

Summary of most commonly asked questions under **COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR)**

1. **Creation of a Lien and Personal Obligation:** If a delinquency occurs in the payment of annual and special assessments, said assessment(s), together with incidentals of interest, costs, and reasonable attorney's fees, shall be a charge on the Lot and until it paid, shall be a continuing lien upon the Lot against which each such assessment is made.
 - CCR Article IV Section 1 (page 9)
2. **Standards:** No fence, wall, building, or addition (including dog houses and storage sheds) may be commenced, erected, or maintained upon the property, nor shall any exterior addition or change, or alteration to that without submitting a written request to the Board and receiving written approval.
 - CCR Article V Section 1 (page 14)
3. **Individual Lots:** The Owner shall be responsible for the care, maintenance, and repair of individual Lots and all improvements thereon, except that the Association shall provide and be responsible for the lawn care, general landscaping of each Lot, trash removal, and snow removal, the cost of such being included in the annual assessment to the Owner.
 - a. The Board has the right to take action to ensure that the appropriate repairs are complete whereby following these steps:
 1. The Board will notify the homeowner in writing via US mail/email regarding the issue.
 2. The homeowner has 30 days to inform the Board in writing via US mail or email of the timeline for completing the repairs.
 3. If the Board does not receive notice from the homeowner following the first letter, the Board will send a second letter to the homeowner allowing another 30 days to comply.
 4. If, after 60 days, the issue is not satisfied, the HOA will obtain two estimates for the cost of the repairs, and they will select a vendor to complete the work. The homeowner's assessment will include the entire cost and legal action needed.
 - CCR-Article VI Section 2 and Article VIII Section 14
4. **Sharing of Ordinary Repair and Maintenance:** The Owner is responsible for maintenance items noted below in CCR Article VI section 2 (page 15)

- a. No change to the exterior can be made including the painting of color, that is not on the approved color list, without the written approval of the Board.
 - b. Front doors and garage doors must be painted in one of the approved colors. Storm doors should blend with the front door and must be full view storm doors.
 - c. Mailboxes: Black mailbox, black pole with white house numbers on each side of the box.
 - d. Awnings are permitted but must be approved by the Board. The Owner is responsible for the purchase, installation, maintenance, and repairs. Awning alterations are solely for decks and patios and are to be stationary.
 - e. Outdoor lighting fixtures may be replaced with approval from the Board. Replacement fixtures may be brass, antique brass, solid black, or pewter, and the same size as existing fixtures. All exterior fixtures (lamp post, front door, garage door) must be the same style and color. Lamp post fixtures must accommodate the existing candelabra bulbs and bulbs must be easily accessible for replacement.
5. Owner's Coverage: The Owner is responsible for all forms of insurance including contents, property, and liability. FLTSA will maintain liability insurance for the Common Areas.
 - CCR -Article VI Section 3 (page 15)
 6. Owners Responsible for Others: Tenants shall be held to the same standards of conduct as an owner.
 - CCR -Article VII Section 4 (page 17)
 7. Residential Uses: No profession or home business may be conducted in or on any part of the Lot without the specific written approval of the Board of Directors.
 - CCR -Article VIII Section 1 (page 19)
 8. No nuisances: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done which may become an undue annoyance or nuisance.
 - CCR -Article VIII Section 2 (page 19)
 9. No Subdividing: No subdivision of any Unit or short-term rental of less than one year is permitted.
 - CCR -Article VIII Section 3 (page 20)
 10. No Exterior Installation: No poles or wires of any kind shall be erected. TV satellite dishes and solar panels may only be installed after written approval is given by the Board. Such approval is contingent on size and location.
 - CCR -Article VIII Section 4 (page 20)
 11. Only Family Vehicles to be Kept in the Open: No boat, boat trailer, trailer, house trailer, or any similar items can be kept in the open on any lot.
 - CCR -Article VIII Section 6 (page 20)
 12. Sign Restriction: Only realtor signs designed to market the property are permitted on properties. Only one exterior property "For Sale" sign is permitted and must be on the Fairway Landings side of the home and no closer than 5' to the street. Signs must be "step in" or "temporary yard sign" variety and not exceed 20" tall and 24" wide. Overall height not to exceed 30". Signs requiring that a hole be dug are not permitted. A maximum of two (2)

riders may be attached including the agents' name and "open house." No brochure boxes are permitted. No sign shall be displayed on the exterior of any residence.

- CCR -Article VIII Section 7 (page 20)

13. Controls Relative To Trees, Natural Resources, Wildlife: No trees having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any Lot without the express written authorization of the Board unless properly required by an appropriate governmental authority.

- CCR -Article VIII Section 9 (page 20)

14. Controls On Animals And Other Creatures: An ordinary number of dogs or cats or other household pets may be kept as pets provided, they are kept by the Rules and Regulations and not kept, bred, or maintained for any commercial purpose. The Board has the right to determine an "ordinary number".

All household pets exercised within Fairway Landings shall be kept on a leash no longer than six feet in length. Owners are responsible for the cleanup of their pets outside of their Lot.

- CCR -Article VIII Section 10 (page 21)

15. Controls on Outside Storage and Accumulations: No lumber, other materials, refuse or trash shall be kept, stored, or allowed to accumulate. Trash and recycle items must be kept in sanitary containers. Residents should not allow newspapers to accumulate on the Lot. If you will be away, plan to stop delivery or have someone pick them up.

- CCR -Article VIII Section 11 (page 21)

16. Board Right of Entry To Trim or Prune: The Board shall have the right to enter upon any Lot and trim or prune, at the expense of the Association, any hedge or other planting which in the opinion of the Board, because of its location upon the Lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of the street traffic or is unattractive in appearance.

- CCR -Article VIII Section 14 (page 22)

17. Association Public Duty: All owners must comply with all ordinances, laws, rules, and regulations of Cecil Township and other public authorities.

- CCR -Article XI Article V Section 1 (page 27)

18. Commercial solicitation by door-to-door solicitors is not permitted within the Fairway Landings Community.

19. Garage sales are not permitted.

Note: Above is a summary of the most common questions and regulations relative to the COVENANTS, CONDITIONS, AND RESTRICTIONS for Fairway Landings Townhomes of Southpointe, Assoc., Inc.

The formal CCRs take precedence over this summary of Rules and Regulations.

September 28, 2022