

FAIRWAY NINE II HOMEOWNERS ASSOCIATION HOMEOWNERS RULES & REGULATIONS

PARKING

1. Parking is permitted only in the unit owner's driveway or in the four designated guest – parking areas.
2. Parking of motor homes, campers, or trailers of any kind is not permitted on HOA property.
3. Long-term parking is not permitted anywhere on HOA property. Vehicles are considered parked long term if they are left unused for seven consecutive days. Violation stickers will be placed on these vehicles and if not moved will be towed at the owners' expense.

PETS & TRASH

1. No dogs can be tied or staked in the limited or common areas.
2. Pet owners must immediately clean-up and properly dispose of pet waste. Pets must be on a leash or under control of the owner while on the HOA common area.
3. All individual trash receptacles must be stored inside except on trash pickup days (Tue & Fri). If disposing of trash in the dumpster area always place trash inside of the dumpster container. Please latch the enclosure doors before exiting the area.
4. Dumpsters used during remodel projects must be kept within the confines of the unit owner's driveway.
5. After July 1 and until September 10 all dumpsters must be located inside the garage.

EXTERIOR

1. Hanging laundry off deck railings or anywhere in the common area is not permitted.
2. Holiday lights are permitted from December 1st to January 30th. White diode lights only permitted in evergreen trees within close proximity to your unit.
3. Garage doors should be kept closed at all times unless it is necessary to be open for some active use of the garage. This is suggested in order to project a uniform appearance of our townhomes for curb appeal and property value maintenance.
4. Trellises and or dividers of any type or size are not allowed on the outside of the unit.
5. Natural plants only, will be allowed on front entry, decks, and common areas.
6. Garden hoses that are hooked up to exterior hose bibs are required to be hung on a hose hanger or hose reel and disconnected by October 15th.
7. All firewood must be stored indoors and not on the decks.
8. Homeowners are responsible for all plantings paralleling their walkways and the perimeter of their units. Any trees planted by the homeowner are their responsibility. The original trees are the responsibility of the homeowners association to maintain in a healthy condition. If any of those trees die the Board will determine whether or to replace them at the homeowners association's expense.

OTHER

1. Interior window coverings should be neutral color (white or off white).
2. Lost or stolen pool key replacement cost is \$25.00.
3. During winter months, timing to be determined by the board each year, all units are required to have the land line phone and furnace temperature set to a minimum of 50° F. A phone temperature alarm device will be installed and maintained by the association in each unit.

CONSIDERATION

1. Please respect the privacy owners during interior remodeling projects. Do not enter a private residence without first obtaining the owner's permission.
2. Quiet time. Please be considerate of neighbors. Avoid disturbing the peace with loud or unusual noise or offensive or obnoxious behavior. A special effort must be made to keep noise to a minimum between the hours of 10:00 PM and 8:00 AM.
3. Please respect the 10 MPH speed limit when driving through the HOA area.

PRIOR BOD APPROVAL

1. Prior BOD approval is required for all modifications or additions to the exterior of the building structure or common area landscape area.*
2. Awning installations require prior BOD approval.*
3. Satellite dish installation requires prior BOD approval.*
4. Deck expansion or re-decking requires prior BOD approval.*
5. Planter boxes require prior BOD approval before installation.*
6. Window and exterior door changes require BOD approval.*
7. After market UV window protection installation requires prior BOD approval.*
8. Under deck bench lighting requires BOD approval.*
9. Paver installation requires BOD approval.*

* Specification and procedures for all items requiring prior BOD approval are in a master file at the association management company, PioneerWest Property Management and may be contacted by phone at 208.726.9897.