

Fairway Village I Condos: Supplement to By-Laws

This document is not intended to supercede or replace any of the provisions in our By Laws. The purpose is to clarify some of the by-laws and "Owner agreed-upon operational practices". This document will be provided to all current, new and potential Condo Owners.

1. As described in the By-Laws, the areas immediately surrounding each condo (shrub beds, decks and the areas between each unit) are to be maintained by the individual Condo owners. This includes watering (the Association's sprinkler system does not cover all the individual beds) care of plantings, removal of weeds and debris. Any shrub bed lighting that is no longer functional may be replaced at the expense of the owner. Please note, the storage units are also to be maintained by their owners. The Home Owners Association (HOA) will provide paint.
2. The HOA dues are \$220.00 per month and cover: Contracted services with *Home Owners Association Services* (a Professional HOA Management Company), maintenance of all common areas (property and structural), snow removal, lawn and tree care, pool maintenance, insurance, property taxes (on common areas), city water, garbage service, septic system maintenance and necessary capital improvements. (Please note there may be other covered expenses not included in this list.)
3. All Unit Owners are responsible for their own roof replacement. (Per By-Law Revision, filed in May of 2005). Fall pine needle removal and cleaning of rain gutters will be provided by the HOA. The valleys in the 7400 Units are susceptible to ice dams. Several contractors and a structural engineer have voiced concern about the angle of the valley between the living room and bedroom. Some owners have experienced leaking and have chosen to have that valley modified. The Insurance claims appraiser has recommended heat tape be utilized in those susceptible valleys. Modifications, including heat tape will be at the expense of the individual owner.
4. The HOA insures all common area/elements as described in the Bi-Laws. However, the deductibles are the responsibility of the individual Condo Owner - \$100 for windows and \$500 for other damage. Windows broken by a golfer are the responsibility of the golfer. (This "caution" is posted on the first Tee Box.) Please approach the golfer for his/her contact information or call the Club House at 466-4040.
5. Damage to the interior of a unit from an unexpected, sudden event impacting a common area, **may** be covered by the HOA policy. Caution: (Per our claims agent) *"When there has been a claim, all appropriate steps should be taken to make repairs and prevent further damage."* For example, if the roof has an issue that makes it susceptible to leaking, it needs to be modified, repaired or replaced
6. Condo Owners are to keep vehicles parked in their garage, unless there is an extenuating circumstance. It is ok for daytime and overnight guests to park in the driveways.

7. Owners of pets or who have visiting pets are expected to keep them contained in their own area and on a leash when they are in any common area, including grassy areas adjacent to decks and shrub beds. They must clean up all pet waste in common areas within 24 hours. If grass is damaged by pet urine, they must make repairs as soon as possible. If damaged lawns are not repaired in a timely manner, the HOA will hire a lawn care service to repair the damage and the owner of the pet will be billed.
8. The gate to the State Park is for the use of Fairway Village Owners and is to be kept locked to protect our residents and property.
9. Replacement of Garage and Exterior doors are the responsibility of the individual Condo owners.
10. ANY exterior modifications must be consistent with current exterior architecture/décor and approved by the Trustees. Please call Kim Transue at 922-2494 for a form.
11. The Home Owner Association will pay for each unit to have one 32-gallon refuse container (to be provided by the Condo Owner) and one recycling bin (provided by Waste Management). Garbage collection is on Wednesday. Shared receptacles for Yard Waste are also available and are located in several areas of the property.
12. The Swimming Pool is to be kept locked and is only for the use of our residents and their guests. Please observe all posted rules. There is a calendar posted in the equipment room. You may reserve the covered patio area, but not the swimming pool for private gatherings.
13. Fairway Village Condos share several septic systems. Please use prudence to help prolong the life of our systems in regards to what you flush or place down your drains.
14. It is recommended that a neighbor or your emergency contact (on the phone list) have a key to your home in case of emergency. If you are going to be gone for longer than two weeks, please notify a Trustee in advance.
15. Rental of any unit is prohibited in our By-Laws.
16. Fairway Village I Condos are an "Over 55 Community"