

Fairway Condominium Association

Rules and Regulations

RULES AND REGULATIONS TABLE OF CONTENTS

BBQ GRILLS	2
CLUBHOUSE GENERAL	2
CLUBHOUSE RENTAL	3
CLUBHOUSE CLEANUP	4
CHANGES TO COMMON AREAS	4 - 5
FINES	5
FIREWORKS	6
FLAGS	6
MAIL	6
MODIFICATIONS REQUESTS	6
PARKING	6 - 7
POND	7
PETS	8
TENNIS COURT	8
POOL	9 - 10
TRASH / RECYCLING / YARD WASTE PICKUP	10

Fairway Condominium Association

Rules and Regulations

BBQ GRILLS

- Barbeque grills are **NOT** to be attached to any part of the co-owner's structure, building or deck.
- Barbeque grills are **NOT** to be attached to a permanent gas line.
- Barbeque grills are **NOT** to be left outside overnight or when not in use. Co-owners should allow the grill to cool off before returning it into the garage.
- Barbeque grills must be positioned away from deck railings and siding to avoid melting or damage to their surface. If damage occurs, the co-owner has 30 days to fix the damage at their own cost or the Fairways will repair the damage and bill the co-owner.

CLUBHOUSE GENERAL

The following policy is for the general use of the Clubhouse facility (includes great room and exercise room, not the pool, spa, or surrounding decks).

- The clubhouse is for the exclusive use of the Association residents and their guests. An association resident must accompany guests while using the facility and is responsible for their compliances with clubhouse rules and regulations.
- Smoking is NOT permitted within the clubhouse or within 15 feet of the entrance, in accordance with Public Act 188 of 2009, Michigan's Smoke-Free Air Law.
- No canopies or awnings may be attached or detached from the Clubhouse without prior written permission from the Board of Directors.
- No furniture may be removed from the Clubhouse without prior written permission from the Board of Directors. Furniture must be returned to its original placement.
- Decorations may not be attached anywhere to the walls, soffit, light fixtures, cabinets, or furniture in a way that will cause damage.
- Cooking is not permitted in the kitchen; warming of already prepared food, however, is permitted.
- The kitchen is reserved for the use of clubhouse rentals or Association functions, and not to be used by pool users.
- Bathrooms are available for use by the pool users also.
- Clubhouse hours are 10:00 am to 10:00 pm. Closing times do not apply to a reserved/rented event/function.
- Rear door near the kitchen is for maintenance and emergencies only and is to remain locked and dead bolted at all other times.
- Lights are to be turned off after every use and the thermostat is to be set at 65°F in winter and 78° F in summer when clubhouse is not being rented or used for an Association function.
- Unusual sounds or water leakage should be reported to the management company promptly.

Fairway Condominium Association

Rules and Regulations

CLUBHOUSE RENTAL

- Clubhouse rentals are handled by the management company. Please contact them for clubhouse availability and a rental form or go to our website (www.thefairways@condos.).
- In order to rent the Clubhouse, the Co-owner(s) must be current in assessment payments and charges due the Association and must not be in violation of other Rules and Regulations. Only adults may rent the Clubhouse.
- The RESIDENT in charge of the function, and whose signature appears on the contract, MUST be in attendance during the entire time of the event in the Clubhouse. Before the Clubhouse is rented to a tenant, the co-owner(s) must also sign the contract or send a letter of permission to assume liability for the tenant(s) in the event that the tenant(s) fail to comply with the rules and regulations outlined in the contract. The resident in charge of the party whose name appears on the contract will be held responsible for the actions of their guest(s) while they are on the property. If the resident is found not to be present at the function, the security deposit may be forfeited at the discretion of the Board of Directors.
- A security deposit of \$100.00 is required when the renter schedules the date. It is refundable after the Clubhouse and bathrooms are inspected to ensure that the terms of the contract have been met. A rental fee of \$100.00 must be paid one week before the event is scheduled. The monies must be in the form of two checks, each payable to Fairways Condominium Association and signed by the tenant or Unit Owner. Both checks must be preprinted with the Unit Owner's/tenant's name and a Fairways address, or as verified by the rental agent.
- An accepted and signed Clubhouse rental agreement will not be issued more than 6 months in advance of the date of the function. However, reservations will be accepted up to 12 months. In the event that, due to circumstances beyond its control and due to no fault of Fairways Condominium Association, the Clubhouse is not available to the renter on the date set forth in the Rental Agreement, Fairways Condominium Association will only be liable for the amount of the rental fee and will not be liable or responsible for any consequential damages. The rental agreement may not be transferred or assigned to anyone other than the named Unit owner or tenant without written approval of the Board of Directors of the Fairways Condominium Association. Maximum attendance for any clubhouse rental will be no more than fifty (50) persons. Renter agrees NOT to serve alcoholic beverages to anyone under 21 years of age
- The rental contract reserves ONLY the private use of the Clubhouse. The outside common areas are not to be used when having a Clubhouse rental. Guests and members attending the function are not allowed access to the patio or pool area. No one is allowed in the Clubhouse Party Room in swimming attire.
- All clubhouse rentals must be concluded by 12:00 a.m. The Clubhouse facility must be cleaned and returned to its original condition by 1:00 a.m. when all persons must quietly leave the facility.

Fairway Condominium Association

Rules and Regulations

CLUBHOUSE CLEANUP

- The Clubhouse must be cleaned immediately following the event. All floors must be swept, or vacuumed; tables cleaned as necessary, appliances wiped clean. All spills should be cleaned immediately with a damp cloth. Tenant must furnish their own cleaning materials (e.g. vacuum, mop and bucket).
- Close and lock all windows and doors when leave the Clubhouse. Guests shall not make any disturbance in the Clubhouse or common elements. This rule will be strictly enforced, and surrounding residents are instructed to immediately contact the police and Management if it is violated.
- Reset lights and thermostat as indicated in clubhouse general rules above.

AT THE SOLE DISCRETION AND DIRECTION OF THE BOARD OF DIRECTORS OF FAIRWAYS CONDOMINIUM ASSOCIATION, FORFEITURE OF THE SECURITY DEPOSIT, FINES, OR BILLING FOR ACTUAL COSTS FOR CLEANING AND/OR REPAIRS MAY OCCUR FOR VIOLATIONS OF ANY OF THE FOLLOWING REGULATIONS.

Future rental privileges may also be forfeited. Damage caused to the facility or common areas directly or indirectly by co-owner(s) or tenant(s) and/or guests attending the function in excess of any security deposit will be billed directly to the co-owner account by the Managing Agent and become due and payable upon billing in the same manner as regular assessments. The Rental Agent will inspect the Clubhouse after the event. The Security deposit will be returned within 7 days provided there are no damages or other violations of these rules.

CHANGES TO COMMON AREAS

The following guidelines promote a consistent, standardized approach to landscaping throughout the Fairways Condominium complex, while providing for individual expression of taste through landscaping of limited common areas. General and limited common elements are defined in the Fairways Condominium Documents, however the sides of garages on ranch units, normally considered to be general common elements, may also be landscaped in a manner that does not interfere with or add to lawn maintenance.

For shared, limited common areas, such as Courtyards between 1099/1101, 1113/1115, 1135/1137, 1173/1175 and all driveway medians, modifications will not be approved unless both neighbors sharing the area have agreed to the change.

Unauthorized landscaping changes may be removed at co-owner's expense. Approved existing, modifications will only be challenged if they present a maintenance or safety issue.

Fairway Condominium Association

Rules and Regulations

CHANGES TO COMMON AREAS

Items marked with * require an approved modification request before any changes can be made. In shared limited common areas, both co-owners must agree and must sign the modification request.

<p>General Common Areas: Changes allowed Trees (see preferred list)* Borders around trees – flat pavers* Annual or Perennial Plants around trees*</p>	<p>Limited Common Areas: Changes Allowed Annual Flowers Evergreen Bushes* Dwarf Trees* Perennial Flowers* Stone Borders, not interfering with maintenance* Seasonal pots and trellises Brick Pavers* Natural or Brown Mulch</p>
<p>General Common Areas: Not allowed Everything else including flower pots in medians. Any other items deemed necessary by the Board</p>	<p>Limited Common Areas: Not Allowed Walls, Fences, Gates, Archways Trees, other than dwarf varieties, whose roots interfere with drains, foundations, sidewalks, roofs, and siding. Invasive Plants, Poisonous Plants Ivy, except as ground cover Excessive (more than two or three) decorative, artificial items visible from the street Borders that interfere with maintenance Plants that interfere with lighting, house numbers Plants that block neighbor’s windows Trellises & Plant Hangars attached to buildings Any other items deemed necessary by the Board</p>

FINES

If any of the condominium rules and/or City of Troy ordinances are violated, the co-owner and resident, if different, will be notified and given a reasonable (as interpreted by law) period of time to respond. The violator may, if they chose, bring their explanation before the Board. If that person fails to comply, the offending condition will be rectified by action of the Board of Directors. In cases of vehicle violations, the vehicle will be towed to an impoundment at the co-owner's expense.

Furthermore, the cost of any repair of any damage caused to the common elements will be assessed to the co-owner and fines may be assessed for rules infractions in compliance with Article XV, Section 3 of the Condominium Bylaws. Failure to pay any applicable costs assessed to the co-owner will result in a lien being placed on the co-owner’s property.

Fairway Condominium Association

Rules and Regulations

FIREWORKS

NO fireworks may be set off within the boundaries of the Fairway's complex. Fireworks are a distinct fire and personal injury hazard, particularly due to the close proximity of the buildings.

FLAGS

- Only American flags are permitted to be displayed on garages after obtaining an approved modification form. Seasonal flags may be displayed in the private courtyard of the co-owner.
- Brackets for the flag are to be purchased by the co-owner and installed without damaging the siding. Co-owner is responsible for any repairs to the siding.
- Other flags are **NOT** permitted to be displayed (i.e. individual state or country flags, work-related or promotion item flags, etc.)
- American flag must be **NO** larger than 3' by 5' in size.
- Flags must be properly maintained or replaced when they become tattered or faded.

MAIL

- **DO NOT** leave packages or mail on the ledge or ground near the mail center.
- Upon receipt of another individual's mail, please either take it to them directly or mark it "Wrong Address" and leave it inside and at the back of your mailbox for the postal worker to see.

MODIFICATION REQUESTS

Prior to making any permanent changes to a structural building element or to any landscaping, a modification request, submitted to the management company and subsequently approved by the Board of Directors needs to be obtained. Please contact the Management Company directly for a form or go to www.thefairways.condos to download one.

Any unauthorized modifications may be removed by the Association. In such cases, the Co-Owner is responsible for the cost of removal. Maintenance of any modification, once made becomes the responsibility of the present and future co-owner(s) of the affected unit. To assist you in deciding whether to proceed with landscaping changes, please consult the CHANGES TO COMMON AREAS section of these rules.

PARKING

Refer to Exhibit "A" to First Amendment to the Consolidated Master Deed Restated Condominium Bylaws; Article XII, Section 7 for a detailed description of vehicles allowed.

Fairway Condominium Association

Rules and Regulations

PARKING

Street Parking

- Street parking should be avoided whenever possible.
- Street parking that blocks driveways, fire hydrants, mail kiosks or other vehicles is not allowed at any time. Do not interfere with street snow plowing.
- No inoperable or disabled vehicle may be stored upon the Condominium Premises, either temporarily or permanently. Violating vehicles can be towed.
- Short term (less than 8 hours) street parking is allowed. This should accommodate most vendors, workmen, and visitors.
- Extended (over 8 hours) street parking is discouraged. Vehicles parked on the street over 24 consecutive hours may be towed.

Visitor Parking Spaces

- Visitors are encouraged to use the designated visitor parking spaces.
- Long term parking (over 48 consecutive hours) in visitor spaces must be approved by the Board of Directors and Management Company. Violating vehicles can be towed.
- The 17 parking spaces adjacent to the clubhouse/pool are primarily intended for those utilizing those facilities. When those facilities are not in use they are available to co-owners and/or their guests for temporary, transient use (less than 48 consecutive hours).
- During snow events, co-owners should avoid parking in visitor parking so the spaces can be plowed and cleared.
- Modifications to the above guidelines may be made as conditions and/or circumstances within the community change.

POND

- The Fairways pond is private property. Trespassers will be prosecuted.
- Skating, hockey, snowboarding, wading, swimming, and boating are **NOT** permitted. These activities present a health and safety hazard.
- Pets are **NOT** allowed in the pond for any reason.
- The Fairways Association or its agents are not liable for accident or injury.
- Waste materials should **NOT** be thrown into the pond.

Fairway Condominium Association

Rules and Regulations

PETS

- According to Article XII, Section 5.a of the Bylaws, only one (1) pet per unit is allowed ("Pet" herein refers to cat and/or dog only). Pet registration with the management company is required. Please contact them for a registration form or go to the website: www.thefairways@condos.
- Dogs are to be on a leash and attended by a responsible person at all times. Outdoor cats are not allowed to run free and must be on a tether at all times out of doors.
- **NO** pets are allowed in the clubhouse, pool or tennis court area.
- Dog and cat waste is to be cleaned up and removed immediately. If you are issued a violation because you have not picked up after your pet, the standard Fairway's fine structure will be activated. *(Please note: These are included in the City of Troy ordinances as well. The City also requires persons walking a pet to have in their possession an "excrement removal device". Violations of this ordinance carry up to a \$500 fine and/or 90 days in jail. The City of Troy will be notified of any violations.)*
- Animal feces are **NOT** to be left outside. They are to be bagged and stored in a container until trash pickup.
- Pet must **NOT** be a noise or odor nuisance.
- Co-owners are responsible for any damages caused by their pets.

TENNIS COURTS

The following regulations are provided for the use of Fairway's Tennis court facility (includes tennis court and adjoining gazebo).

- The Tennis court is to be used solely for the game of tennis. Roller skating, roller blading or skate boarding, bicycling or any activities is **NOT** permitted.
- Only tennis shoes are allowed on the playing court.
- Co-owner's use of the Tennis court must be considerate of adjacent neighbors. There is to be **NO** boisterous language or behavior.
- The co-owner's use of the Tennis court facility is for the exclusive use of the co-owner and their guests. A co-owner must accompany guests while using the facility and is responsible for their compliance to the rules.
- The Tennis court facility must be kept clean by the co-owner user.
- Playing time is limited to one (1) hour if other residents are waiting to use the facility.
- The Fairway's Association and its agents are **NOT** responsible for the health and safety of the users of the Tennis court.

Fairway Condominium Association

Rules and Regulations

POOL

State of Michigan Health and Safety Rules

- Persons with any diseases, infection or bandages **MAY NOT** enter the pool or spa.
- A shower with soap must be taken before entering the pool or spa and before re-entering the pool or spa after application of greasy or oily lotions or use of the bathroom.
- **NO** child of any age is permitted in the pool area unless toilet trained. Infants wearing diapers are **NOT** permitted in the pool or spa. (**NOTE: this includes children wearing "swimmies", rubber pants or similar items.**)
- Clean conventional swimwear is required to enter the pool area. **NO** cut-offs or jeans are allowed to be worn in the pool or spa.

Association Rules

- THERE IS NO LIFEGUARD ON DUTY
- Pool Hours: 10:00 AM to 10:00 PM
- The Association and its agents are NOT responsible for the health and safety of persons in the pool area. All persons using the pool, spa and pool area do so at their own risk.
- The swimming pool and spa are for the EXCLUSIVE use of the RESIDENTS, their families and guests. Residents are responsible for guest compliance with ALL rules and regulations.
- Only four (4) guests per unit are permitted. Please use discretion regarding the number of guests, especially on weekends and holidays.
- Residents MUST accompany guests to the pool. Do not just provide your guests with your key fob.
- NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED. Food and drink in plastic containers only are allowed in designated areas of the pool.
- All patrons must shower before entering the pool. Persons with open cuts, sores, bandages, colds, coughs or infected eyes are not permitted in the pool.
- Children 15 and under require adult supervision at ALL times.
- No child of any age is permitted in the pool unless toilet trained. INFANTS WEARING DIAPERS OR SWIMMIES ARE NOT PERMITTED IN THE POOL.
- Children under 5 are NOT allowed in the spa/hot tub.
- Children 15 and under may NOT have guests in the clubhouse, pool, or pool area without adult supervision.
- A \$50 fee will be charged to replace the pool key. Lost keys may be replaced by submitting a written request to the management company.
- Smoking of any kind (including vaping, hookahs, and electronic cigarettes) is prohibited in the clubhouse and the enclosed pool area. You must be at least 20 feet away from the clubhouse entrance if you wish to smoke.

Fairway Condominium Association

Rules and Regulations

Association Rules (cont.)

- Appropriate swimwear is required in the pool and spa. Appropriate is determined by the standards of our FAMILY FRIENDLY Community.
- NO boisterous conduct or inappropriate language, excessive intoxication, spitting, running, dunking, or diving is allowed in the pool or pool area. Jumping is permitted, feet first.
- Walk at all times; DO NOT RUN.
- Animals are not allowed in the clubhouse or pool area, with the exception of guide/service dogs. Guide/service dogs are allowed on deck, but not in the water.
- Use of swim aids, swim fins, and goggles are permitted in the pool, but OTHER OBJECTS, such as balls, air mattresses, water guns or retrieval toys are only allowed when other pool users don't object or as an exception with Association special activities.
- Electronic devices are allowed as long as using them does not disturb the peace. (Examples include loud phone conversations, music and/or video games)
- NON-COMPLIANCE WITH ANY OF THE ABOVE RULES AND REGULATIONS MAY RESULT IN LOSS OF POOL PRIVILEGES. REPEAT VIOLATORS MAY BE BANNED FOR THE SEASON. VANDALS WILL BE PROSECUTED.

TRASH / RECYCLING / YARD WASTE PICKUP

- Refuse collection at the Fairways occurs on Tuesday mornings after 7:00 am.
- Place refuse on the curb no later than 7 am on your pickup day and no earlier than 5 pm on the previous day, per Troy City Ordinance.
- Remove empty containers no later than 24 hours after collection, per Troy City Ordinance.
- Plastic garbage and recycling containers should be used. We recommend using the tall containers rather than plastic bags as animals and weather has been known to rip them open or scatter them around the complex.
- Paper or plastic containers can be used for yard waste, and should be clearly marked as such.
- Contact the Management Company to obtain a recycling container.
- Holiday Collection Delays may occur. Per the City of Troy's website, if a holiday occurs on a weekday (Monday - Thursday), collection for the remaining days of that week will be one day delayed.

Holidays observed:

- New Year's Day (January 1st)
- Memorial Day
- Independence Day (July 4th)
- Labor Day
- Thanksgiving Day
- Christmas Day (December 25th)