



DISTRICT ASSOCIATION, INC.

FAIRWAY LAKES BOARD POLICY UPDATE

MAY 2017

BOARD MEETING UPDATE

– On May 3, 2017, the Board of Directors discussed many issues that affect all homeowners and require the Board to pursue compliance with the Association Declaration of Covenants. As such, the Board passed some motions on procedures to fine homeowners for not complying with the Association Declarations.

The following items were addressed by the Board and to reiterate to all owners what these motions include please find a summary list below:

Fairway Lakes at Duran Parking Policy

The Fairway Lakes parking policy is outlined below and was developed in response to concerns from residents. This policy was developed with the help of residents, HOA board members and the Fairway Lakes legal council.

1) If in the process of carrying out their responsibilities the

Fairway Lakes Covenants Committee identifies a car that is routinely parked on the street, the Covenants Committee is empowered to adhere a parking violation sticker to the driver’s side window (or most accessible window). This parking violation sticker identifies to the vehicles owner that parking on the street and parking over the sidewalk is an infraction to the communities covenants and is not allowed.

2) After the Covenants Committee has identified three parking violations for that vehicle, the resident will receive a letter from the Fairway Lakes management company (Fairway Management) of the continued infraction and that further infractions will result in a fine to the resident.



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3) At the fourth parking violation, the resident will be fined a \$100 fine for each continued parking infraction. Owners will be notified via letter of this fine and that continued parking violation will result in \$100 fines for each subsequent infraction.

POLICY ON COVENANTS COMMITTEE INSPECTIONS

The Board of Directors passed a policy for the Covenants Committee to **inspect all driveways, sidewalks and roofs and mailboxes** for necessary maintenance on a **twice a year schedule in May and late November**. This coincides roughly with the end of Spring and the end of Hurricane Season. Therefore, please be advised that these areas should be in good condition prior to these inspections in order to avoid receiving a violation notice. If you receive a violation letter following the Covenants Committee inspection, you will have 30 days to remedy the problem. If after 30 days you have not remedied the problem, you will receive a second violation letter. Failure to remedy the problem after a

third letter will result in a \$100 fine. **Given that May has already passed inspections will be done in June.** If you are currently in violation, please correct the problem accordingly.

ARC REQUESTS – The Board of Directors also passed a policy that will include a fine of \$250.00 for any owner who does not submit the required ARC Form *prior to making modifications to your home*. Please refer to the Declarations, Article V Section 17. No Alteration without ARC Approval. Any modification to a home that has not submitted the required ARC form and received approval is subject to a fine of \$250.00. The goal is to have homeowners comply and submit for the necessary ARC approvals. Forms are available on the Fairway Lakes website or by contacting Fairway Management. The Committee meets the first week of each month usually on the first Wednesday so if you don't want to wait, get your ARC forms submitted the by the last week of each month.



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Summary - The Association Declaration of Covenants is intended to enable all homeowners to exercise their right of enjoyment to their unit within District Property. While specific Covenant Declarations are identified in this policy update, the failure to adhere to any/all Covenant Declarations may result in a violation letter and corresponding \$100 fine for repeated violations. Owners may request a hearing in front of the Due Process Committee if they believe a fine should not be imposed.