

THE RULES AND REGULATIONS OF
FAIRWAYS AT KRENDALE

Originally adopted December 8, 2005

Amended March 22, 2012

Amended June 30, 2017 --- Approved August 16, 2017

A. GENERAL

1. No resident shall make or permit any noise to be made that will disturb or annoy the occupants of any of the Units in the development or do or permit anything to be done that will interfere with the rights, comfort, or convenience of other residents. This includes motorized vehicles, radios, fireworks, discharge of firearms, etc.
2. The Association shall in no event be liable for the loss, destruction, theft or damage of personal property placed on any Common or Limited Common Elements.
3. Bicycle riding is permitted on paved areas only.

B. ESTHETICS

1. Blinds, drapes, or linings thereof which may be visible from the exterior will only be permitted in neutral colors (i.e. white, ivory, cream, or neutral wood stain).
2. Unit owners shall not hang laundry, towels, rugs, etc. outdoors.
3. Annuals and perennials permitted only in mulched areas and maintained by unit owner. Perennials shall be no taller than three (3) feet in height.
4. Driveways, sidewalks, and stoops shall be kept free from trash, trash cans, and debris.

5. Artificial trees and artificial plants are not permitted on porches, patios, or mulched areas.
6. Statues and other tasteful decorative accessories are permitted on porches and patios.
7. All plants and shrubs must be located to permit access to utility meters.
8. Planters are permitted only on front entry or patio, not in common areas or mulched areas.
9. The number and size of planters on patios should be to the discretion of the homeowner.
10. Patios and porches that are deemed too cluttered by the routine inspections will be noted and discussed by the board and also discussed with the homeowner by the Development Company.
11. All exterior windows should be free of sun catchers and candles. Signs are permitted if the unit is "for sale."
12. One chair that is appropriate patio furniture can occasionally be on the front porch of the home.
13. No markers, statues, figurines may be placed in the mulched areas around the building, around trees, around mailboxes and light posts.
14. Mulching, edging and trimming of plants is the responsibility of the Association. Watering of plants is the responsibility of the unit owner/resident. Watering of lawns is permitted by unit owner. Weeding of the mulched areas is the responsibility of the unit owner/resident. Lkas,
15. Seasonal decorations may be put up 30 prior to the holiday and must come down within 10 days of said holiday. Seasonal Holidays will consist of the generally recognized and practiced holidays of St. Patrick's Day, Easter, Independence Day, Halloween, Thanksgiving and Christmas.

16. Snow shovels should not be left on the front porch or patio, but instead stored out of sight.

17. Bird feeders, or any devices that attract insects or wild animals are not permitted on common grounds, porches, mulched areas, or attached to any part of the building. Feeders may be placed off Association property if unit owner has permission from the adjoining property owner.

18. Storm doors are the owner's responsibility. The door must be the door as authorized by the condo board. Installation of the doors must be approved by the condo board. Any door that does not match condo specifications will be removed by the unit owner.

C. GARBAGE REGULATIONS

1. Garbage shall not be placed at the curb on the day prior to pickup after 7:00 P.M. or earlier on cold winter evenings.

2. Receptacles must be removed from the curb side the day of garbage pickup.

D. SAFETY

1. The sidewalks and entrances to the units shall not be obstructed.

2. Each resident is responsible for snow removal on sidewalks and porch and within two feet of the garage door.

3. Lighted unit identification signs as approved by the condo board may be placed in the light post mulch area or in an area that does not conflict with ground maintenance. Markers are not mandatory.

4. No resident shall store any explosives, large amounts of flammable material, or hazardous materials within his/her unit.

5. Unit Owners are required to remove cars from driveways, turnarounds, and streets during inclement weather, so not to interfere with snow/ice removal.

E. STRUCTURAL

1. No common elements shall be altered without the prior written consent of the Executive Board.
2. No changes or alterations, including painting, can be made to the exterior of the building unless approved by the Executive Board.
3. No unit owner shall make or permit any interior addition or alteration to his unit which could or might affect the structural integrity of the building. An addition of any structural alternation or addition within a Unit, or repair or replacement of the limited Common Elements appurtenant to such unit, requires the approval of the Executive Board. Limited Common Elements include, but are not limited to driveways, sidewalks, stoops and patios.
4. Decorative wreaths are permitted year-round on front doors, but only if plastic hangers are used for attachment of wreath so that the door is not damaged. METAL hangers are NOT permitted to be used on the front door of any home.

F. TRAFFIC AND PARKING

1. Only licensed motorized vehicles are allowed in driveways and streets. Parking of automobiles in streets shall only be permitted for visitors of the unit owners and only during the visiting period. Butler Township rules and regulations concerning street parking take precedence.
2. No motor homes, boats, campers, trailers, or the like shall be parked in the driveways or streets in excess of a twenty-four hour period.
3. No vehicles of any kind, not utilized daily shall be stored in driveways and streets. No vehicles shall be stored under protective covering in driveways and streets.
4. Any vehicle which is not drivable due to damage or mechanical failure, or which is not bearing a valid registration plated or current inspection sticker, will be parked for more than seventy-two hours in the driveways or parking areas. Such vehicles will be towed at unit owner's/resident's expense.

G. PETS

1. All pets acquired after the purchase of condo must comply with Association Rules and Regulations.
2. Unit owner is responsible for any damage to property caused by pets, guest, etc. Each unit owner shall indemnify and hold harmless the Association from any claims made as a result of the action of their guest, pets and tenants, etc.
3. Pets are not permitted except for cats and dogs and the total may not exceed two.
4. Nuisance animals are those that are judged by the Association.
5. Residents must protect the property of others from damage by their pets and will be liable for any damages.
6. Residents must promptly clean up their pet's waste. Those who do not pick up after their pets will receive one written warning and then a \$25.00 fine for each occurrence thereafter.
7. Pets must be leashed and accompanied by a responsible adult at all times. Leash shall be retractable or not exceed 6' in length. No pet may be tied to a stake or run, or may be permitted outside the unit unattended.
8. No pets shall be maintained and/or housed outside the unit.

H. GARAGE SALE

1. Once each year, a Tudor Drive Garage Sale may be held. Residents would have the option of participating. NO individual garage sales may be held on various dates throughout the year.

I. ENFORCEMENT PROCEDURES FOR VIOLATIONS

1. Inspection: Fairways Board shall be responsible for seeing that the management company inspects the individual units for possible violations of the community standards and for failure of residents to submit a "Request for Review" form.
2. Inspections may be made from the common grounds.
3. The Fairways Board shall be responsible for seeing that committee members investigate written complaints received from residents regarding violations.
4. The Management Company shall be responsible for conducting inspections of previously cited violations for compliance.
5. First notice upon violation:
Letter sent by the Management Company to the resident and the owner (if not the resident) and a copy of the letter to the Board of Directors.
6. Extensions: An extension for the time to cure may be granted if a resident is unable to cure the violation in the time given. If the resident is unable or if it would be a hardship to correct the violation in the time given for cure, the resident shall, in writing, request an extension of the time to cure. The letter should be sent to the Management Company.

J. CORRESPONDING FINES AND REMEDIAL MEASURES FOR VIOLATIONS

1. Fine: If not corrected or responded to within fourteen (14) days after the first notice of violation, a second notice shall be sent with a fine of twenty five dollars (\$25).
2. Fine: If not corrected within ten (10) days after the first notice, the citation for a second notice of the same violation is an additional fifty dollars (\$50).
3. Fine: If the violation is not corrected within ten (10) days of the second notice, the citation for a third notice of the same violation is an additional seventy-five dollars (\$75).
4. When the fines reach or exceed one hundred dollars (\$100), the Board of Directors has the authority to use the collection prescribed in the Covenants and By-Laws. Violations that are not corrected after each of the above steps are completed are also subject to a \$5.00 per day fine until corrected.

5. If the Board of Directors determines that the owner will not correct a violation, the Board of Directors shall undertake to correct such violation, and the cost incurred by the Board of Directors in correcting the violation shall be added to the fine for the violation. The Board of Directors intends that any violator shall be solely responsible for all costs incurred to correct such a violation.

K. APPEALS PROCEDURE FOR NOTICE OF VIOLATION AND FINES

Appeals to the Board of Directors and decisions must be made in writing and sent to the Management Company. If the owner is not satisfied with the response to the appeal, they may appeal in writing to the Board of Directors.

L. IMPLEMENTATION

This policy resolution becomes effective on the date written below.

The Board of Directors may, from time to time, amend this policy resolution as deemed appropriate, include, but not limited to, amendment of fines for specific violations. Any such amendments will be appropriately communicated to all residents of the Fairways at Krendale.
