



Summary of Rules and Regulations for
Owners and Renters of
Southpointe Townhomes

1. The homeowner is responsible to maintain the exterior of the dwelling in a manner satisfactory to the Board of Directors. Specifically items such as painting, deck maintenance, pruning trees and shrubs are the homeowner's responsibility. The Board has the right to repair, maintain and restore if the homeowner does not meet its obligations. Such cost and legal services shall be added to the homeowner's assessment.
2. Tenants shall be held to the same standards of conduct as an owner.
3. No fence, wall, building or addition (including dog houses and storage sheds) may be erected without submitting to the Board and receiving written approval.
4. No change to the exterior can be made including the painting of a different color without the written approval of the Board.
5. The owner is responsible for all forms of insurance including contents, property and liability. FLTSA will maintain liability insurance for the Common Areas.
6. No profession or home business may be conducted in or on any part of the lot without the specific written approval of the Board of Directors.

Fairway Landings

- 2 -

7. No nuisances, no noxious or offensive activity shall be carried on upon any lot nor shall anything be done which may become an undue annoyance or nuisance.
8. No subdivision of any Living Unit is allowed.
9. No poles, wires, antennas of any kind shall be erected. TV satellite dishes can only be installed after written approval is given by the Board. Such approval is contingent on any size and location.
10. Only Family Vehicles to be kept in the open. No boat, boat trailer, trailer, house trailer or any similiar items can be kept in the open on any lot.
11. No sign shall be displayed on the exterior of any residence. Only one sign in one window can be used to advertise a Living Unit is for sale or rent. (Standard size commercial real estate signs with posts in the lawn are permitted but owner is responsible for restoring lawn when sign is removed.)
12. No Pear Tree or trees having a diameter of six inches shall be removed without written approval from the Board.
13. No animals, live stock, or poultry of any kind shall be raised or bred or kept on any lot except an ordinary number of dogs or cats or other household pets may be kept as pets provided they are kept in accordance with the Rules and Regulations and not kept, bred, or maintained for any commercial purpose. The Board has the right to determine "ordinary number".

- 3 -

FAIRWAY LANDINGS TOWNHOMES OF SOUTHPOINTE ASSOCIATION

P. O. Box 698 Canonsburg, PA 15317 (724) 746-8886

Fairway Landings

- 3 -

14. All household pets that are exercised within Fairway Landings shall be kept on a leash no longer than six feet in length. Owners are responsible for cleanup of their pets outside of their individual lot.

15. No lumber, or other materials, refuse or trash shall be kept, stored or maintained or allowed to accumulate. Trash must be kept in sanitary containers. Residents should not allow newspapers to accumulate on the lot. If you will be away please make arrangements to stop delivery or have someone pick them up. Please cancel delivery of Almanac/Advertiser if this complimentary paper is not desired.

16. All owners must comply with all ordinances, laws, rules and regulations of Cecil Township and other public authorities.

This is a summary but the By Laws and Declarations take precedent over interpretation.