

Fairway Estates Homeowners Association

Rules and Regulations

Our rules and regulations are in place and exist in order to protect our safety, the property values, and allow all owners to peacefully enjoy their homes. As owners, our hope is that each homeowner will be considerate of the needs and desires of their neighbors; as well as consult with neighbors about anything that might impact the other owners. These rules and regulations are primarily based upon our existing Covenants, Conditions and Restrictions (CC&Rs); please refer to the CC&R's for more details.

These Rules and Regulations are meant to help clarify and strengthen the CC&Rs. They will be reviewed annually by the Board. Pleasant and respectful communication with your neighbors is the most effective means of preventing conflicts and ensuring that the Association's Rules and Regulations are adhered to by each lot owner.

In keeping with the Association's commitment to maintaining a respectful and welcoming community, all residents have the right to live in an environment free from harassment and discrimination. Harassing, threatening, intimidating, or coercing homeowners or home buyers will not be tolerated.

#1 Renting your home: Currently, there is no capacity for rental properties at Fairway Estates. We are a Owner-Occupied Residential Community.

#2 Speed Limit & One-Way: The maximum speed limit within the Fairway Estates PUD is **15 mph**. One-Way only traffic is permitted on Backwater Loop.

#3 Parking: Owners, Tenants, and Guests are to park in the garage or driveway. Please adhere to painted curb NO PARKING zones. Make sure to note the Mailbox designated parking spot for the Post Office carrier from 9:00 am – 5:00 pm 7 days a week. Use the designated parking areas for Temporary Only and Guests as needed in order to reduce the need for on-street parking. Parking on Backwater Loop is not allowed, except for emergency vehicles.

#4 Vehicles: No Commercial vehicles, vehicles over 1-Ton hauling capacity, Recreational Vehicles (RVs, Campers, Motorhomes, Boats, Trailers, Travel Trailers, ATVs, or UTVs), shall be kept or stored on any Property. Small ATV's shall be parked in an enclosed garage. Such vehicles may not be used for occupancy within the Fairway Estates PUD.

#5 Vehicles in disrepair or not currently licensed: No vehicle that is in a state of disrepair or not currently licensed shall remain parked within the Fairway Estates PUD at any time, except within an enclosed garage.

#6 Rubbish/Trash: All garbage and waste shall be kept in appropriate containers for proper disposal and cannot be in view from the street or any neighboring lot. Garbage/Waste containers may be placed at the curb on Thursday for scheduled pick-up service early Friday morning; however, they must be returned to the proper storage area the same day.

#7 Structures, Yards, and Property: Each owner is responsible for properly maintaining their Property – the entire yard (front, sides, back) or vacant Lot and Home, so that it is well maintained and groomed, and free of any moss, rubbish, debris, overgrown brush, unsightly weeds, and/or unkept grass. Homes and any improvements shall be kept in good repair and clean with a painted, stained, or other finished exterior. Homes shall use proper window coverings, such as drapes or blinds only. Holiday decorations are to be taken down/removed thirty (30) days after the holiday.

#8 Fences, Landscaping, Construction & Improvements: Any and All projects – including, but not limited to, construction, landscaping, nets, retaining walls, patios, walkways, concrete, painting, garbage can enclosures and perimeter hedges must be approved by ARC prior to beginning the installation, removal, build, or project. This includes the front, back, and sides of all Lots. All landscaping is required to have an in-ground irrigation system with an automatic electronic controller. (see www.fairwaystatesoregon.com for ARC Request forms).

#9 Temporary or Manufactured Structures: No sheds or outbuildings are allowed on any Property or Lot within the Fairway Estates PUD.

#10 Athletic Apparatuses: Portable and/or permanent athletic or recreational equipment is not allowed on any Property, Lot, or Private Roads within the Fairway Estates PUD.

#11 Animals: No more than two (2) household pets per lot. One additional pet may be permitted if it is an **indoor only** pet. No livestock or poultry allowed. Pets are to be leashed when off of owner's property. All pet owners are responsible for cleaning up after their pet(s) in the Dog Park, streets, lawns, etc.

#12 Wild Animal Feeding: No feeding or otherwise enticing wild animals (i.e. turkeys, deer) on private properties or within the Fairway Estates PUD common areas. (Note: this does not apply to bird feeders.)

#13 Nuisance: No excessive noise shall be generated by any vehicles, persons, appliances or tools.

#14 Golf Course: The neighboring golf course, Oak Hills Golf Course, is private property and not owned by the Fairway Estates Homeowners Association. Owners, tenants, children and/or guest(s) are not allowed to walk, jog, or play on the golf course property. Trespassing will be properly addressed by the Oak Hills Golf Course Management.

#15 Dog Park/Basketball area: The Dog Park and Basketball area is private property and not owned by the Fairway Estates Homeowners Association. Residents of Fairway may use the Dog Park as long as it is kept clean and ALL dog messes are picked up and removed to your own home trash receptacle.