

**Fairway One Homeowners Association**  
**Rules and Regulations**  
**~Adopted July 6, 2012~**

Owners are responsible for informing tenants and guests of the Association rules. Owners, not tenants, are responsible for rule violations.

Owners, tenants, and guests should be considerate of their neighbors with respect to disorderly conduct and excessive noise. Loud noise, music, etc. should not be heard before 9:00 AM or after 10:00 pm.

**Use of Common and limited Common Area**

- Open Charcoal barbecues and fire bowls are not permitted on decks.
- Fire extinguishers are recommended
- Deck railings are not to be used to hang clothing or towels, etc.

**Parking**

- Parking of motor homes, campers, boats, trailers of any kind, and any vehicles in disrepair, is not permitted on Association property.
- Long term parking of vehicles is not permitted on Association property. Vehicles are considered to be parked long term if not moved after 15 days.

**Parking - Winter Conditions**

- On snow days, (defined as over 2 inches of snow falling the previous night) a reasonable effort must be made to move vehicles to a spot that has been already cleared by 9:00 AM.
- During the winter, if vehicles are not moved after several storms and snow accumulates on or around the vehicles, they are subject to immediate towing.

**Pets**

- Unsupervised pets are not permitted in any part of the common area.
- The owner or person responsible for an animal's presence on Fairway One Common Area shall be responsible for the immediate removal and sanitary disposal of any excrement deposited by the animal. All animals should be under voice control and in the view of the owner at all times.
- Pets are not allowed to be outside un-caged when the owners of those pets are inside.
- Tethering of pets to trees, bushes, decks, or any other part of the common or limited common area is not permitted.
- Excessive noise and/or other nuisances caused by pets are not permitted.