

Fairway One
PO Box 544
Ketchum, ID 83340

Documents and Responsibility

Association

1. Maintain common areas
 - a. Lawn and landscaping on common area
 - b. Roadway maintenance
 - c. Sidewalk and walkway maintenance
 - d. Remove snow
 - e. Make Rules
 - f. Set assessment and special assessment amounts (Amendment 519892) Proportion is for 1/9th
 - g. Review design of townhouse changes or landscaping and approve or deny the application.
 - h. Maintain Insurance set by the Board of Directors
2. Maintenance of Lots;
 - a. Keep exterior of each Townhouse and their decks, sidewalks, porches and patios in good condition and repair in a first-class manner.

Owner Responsibility

1. Has automatic membership into Association upon ownership of a lot.
2. Maintain the building exterior and interior on their lot, including patio but Not walkways.
3. Abide by Rules and Regulations set by the Board.
4. Pay assessments set by one vote per lot.
5. Pay any expense incurred due to negligence or misconduct of any owner
6. Allow Association to complete necessary exterior repairs and maintenance and consent to assessments.
7. Section 4.2 Exterior maintenance or improvement to be apportioned among building owners. Unless negligence by owner, then said owner will be assessed exclusively.