

# FAIRWAYS TOWNHOMES ASSOCIATION

## RULES & REULATIONS

Revised 6-4-2021

1) **Parking**

Two (2) parking spaces are allotted for each unit. Owners/Guests/Tenants should park their vehicles in front of the building in which their unit is located. All vehicles must be operational and properly licensed. Vehicle maintenance is not permitted on the common areas which include oil changing and repair.

2) **Recreational Vehicles**

No trailers, boats, campers, tractors, commercial or recreational vehicles, may be parked or kept within the premises or on the common areas.

3) **Signs**

No Signs shall be displayed upon any lots which are visible from the exterior without written permission from the Board of Directors.

4) **Garbage**

Garbage receptacles are located across from Building #4 and Building #8. All garbage must be tied in plastic bags and placed in the trash receptacles in the fenced in garbage areas. Please ensure lids are closed (after disposing tied garbage bag). Recycling is to be placed in the designated (green) containers also located within the fenced area.

5) **Cooking Grills**

Fire regulations preclude the use of cooking grills, particularly charcoal grills on the decks. No firewood may be stacked on decks and must be at least twelve inches (12 inches) away from any building surface to avoid termite infestation.

6) **Pets**

Tenants/Guests are allowed pets only at the Owner's discretion. All pets must be leashed at all times and walked away from the buildings. Each homeowner or occupants are responsible for their pets. Pet owners will be held responsible for picking up and properly disposing of the waste of their pets.

7) **Satellite/Antennas**

Satellite/Antennas - must be mounted on a pole or on wooden surfaces of the building (example side of chimney) All added equipment not in active use must be removed. NO EQUIPMENT IS TO BE MOUNTED ON THE ROOFTOP.

8) **General**

The units shall be used for residential purposes only.

No occupant shall so act as to create a nuisance that may be disturbing to other occupants. Loud radios, TVs, honking car horns, and noisy parties are prohibited.

Items shall not be hung on rails at any time.

PLEASE NOTE: The Board of Directors reserves the right to revise the rules & regulations as deemed necessary.

**ASSOCIATION MANAGER:** Carolina Commercial Property Management 910-725-6159