

Fairway COA Summary of Community Rules

Fairway Condominium Association Board 4/22/2023

The following summary of Community Rules are contained within your Condominium Documents and established Rules and Regulations. As a convenience and reminder to all our members, we have created this handy two page summary reference. As our Condominium Documents state, the Fairway Board reserves the right to add additional items as the need arises. It is the unit owner's responsibility to abide by these rules as agreed to when purchasing their unit and to ensure that all renters and occasional family guests are fully aware of these Rules and Regulations.

Communal Living:

If an issue arises with your neighbor, please attempt resolve the situation with your neighbor. The Fairway Board will intervene only if the issue cannot be resolved between neighbors and a request is sent, in writing to the Fairway Board.

Common Areas include all front area sidewalks, lawn, landscaping and the berm and lawn behind Buildings 2-7 that border the golf course. **Limited Common Areas** include screen porches and pavers outside screen room doors, open patios and the fenced in back yards.

A request to the Board is required by unit owners to secure permission to create any structure/garden on the berm behind your unit. No structure/garden may inhibit your neighbor's view of the golf course. If your request is approved by the Board, this becomes part of your limited common area and you are responsible for all maintenance.

1. Current City zoning determines the minimum number of days a condo may be rented. Fairway COA is located in the zone that allows rentals to an individual for no less than 180 days (long term). A copy of the lease must be sent to the Fairway Board Secretary to be kept on file.
2. No personal items are allowed in the common areas in front of or behind your unit. This includes toys, wagons, benches, advocate/political signs or banners and water hoses (when not in use). After one warning, items left in the common areas in violation of the aforementioned, will be removed by the Fairway Board or you will be billed for any labor the lawn crew expends to move them. To ensure unrestricted access to your unit for emergency and fire protection services purposes, please limit items in your front entry area to allow for unobstructed passage. Seasonal/ Holiday decorations are allowed in your front entry area. Please remove them promptly after a one day holiday or holiday season.
3. Our dumpster pick-up is every Friday morning. To ensure that it does not overflow (thus requiring an extra pick-up that is billed to the COA), all boxes must be broken down flat and the dumpster filled from the back to front when disposing of your household trash. Better yet, consider recycling your boxes at the excellent Gulf Shores recycle facility. If you are moving in or moving out, please contact the Fairway Board for an extra pick-up (if needed). You will be billed accordingly for the move generated extra pick-up requirement. Only your personal household garbage and trash may be put in the dumpster. No trash bags are allowed on cars or by front doors awaiting disposal. Take all large items (electronics, furniture, mattresses, etc.) across Clubhouse Drive for City pick-up. The dumpster is off limits to contractors.

4. Quiet time is defined in the Condominium Documents as between 10:00 pm and 9:00 am. No loud parties or social gatherings past 10:00 pm. As a common courtesy to your neighbor, please limit the use of your washer dryer to non quiet time if possible (especially if the appliances are located on a shared wall). Be aware of your television and stereo volume settings during quiet time, again out of common courtesy to your shared wall neighbors.

5. Beebe's pest control sprays the outside perimeter of units in our complex the first Thursday of every month. The exact time of day varies depending on the contractor's workload. You must be home if you want the inside of your unit sprayed, or give Beebe's a key to your unit. Note: Insects travel from unit to unit via shared walls.

Parking Lot – There are 53 spots for 28 units; that is less than 2 spots per unit:

1. There is no Fairway Board assigned parking spots. Consult with your building neighbors to work out that all units have one "designated" spot somewhat close to their front door. If you have more than 1 car, please park the additional vehicle(s) in a non "designated" spot. Parking in a handicapped spot is allowed, except if a handicapped person buys a unit in your building, they then rightfully get the handicapped spot. Inform your guests of where they can park when visiting, being mindful of the spots "designated" for the other building unit owners. **Temporary overflow parking** on the front area grass is permitted. No parallel parking is allowed in the parking lot next to the front lawn curb, as this is the designated lane for fire trucks and emergency services.

2. No vehicles (not being actively used) shall be stored on the property or in the parking lot. All vehicles must be registered, have a current license plate and be fully operational. No boats, trailers or RVs allowed in parking lot. The Fairway Board reserves the right to have any abandoned or unauthorized vehicle towed away at the owner's expense.

3. No vehicles may be washed in the parking lot. This activity uses community water for which we all pay and introduces washing solvents on the parking lot surface that can cause deterioration.

4. Skates, skateboards, bicycles and scooter/motorcycles may not be operated in the parking lot, except for when entering or exiting the complex.

Pets:

1. Only Fairway Condominium owners may have pets.

2. **Per City code, all dogs must be accompanied and leashed when in our common areas. Unit owners with pets are responsible for immediately disposing of their pet's feces** as an expected common courtesy for the benefit and enjoyment of all owners of the complex to clean common areas including the lawn crew. No pet cats are allowed to roam free in the common areas.

Miscellaneous:

1. Hurricane Fabric MUST be put up when there is a named storm hurricane approaching the Gulf Shores location. This is not optional. This is our insurance carrier's requirement for full building policy replacement coverage and benefits the Association with applicable premium discounts for having the Hurricane Fabric installed.