

# **Fairways Edge Property Owners Association, Inc.**

## **Rules and Regulations**

1. All Lots are restricted to single family residential use.
2. No Lot shall be used for commercial, business or professional purposes that create regular customer or client traffic.
3. No noxious or offensive activity shall be conducted on any Lot.
4. No nuisance shall be permitted to exist on any Lot.
5. Garbage containers shall be screened on each Lot so that the same shall not be visible from the street or from any part of any other Lot or placed on the designated pad poured at the time of construction.
6. Only common domestic household pets may be kept on any Lot. All dogs must be on a leash or under voice control of the owner at all times. Additionally, the owner of such pet may be fined for not picking up after their animal.
7. No property owner shall erect or display any sign of any kind upon any Lot, in any window, or on any mailbox or vehicle.
8. No satellite dish, antenna or tower shall be permitted except a small satellite dish no larger than 18 inches in diameter. No satellite dish shall be permitted on the front of the house or visible from the street.
9. No clothesline shall be erected on any portion of any Lot.
10. No recreational equipment including but not limited to basketball goals, swing sets, and trampolines, shall be visible from the street or golf course. The property owner must complete an Architectural Modification Request prior to installation. Failure to submit an AMR will warrant a \$100 fine.
11. No air conditioner shall be installed in any window of any building.
12. No temporary structures shall be permitted on any Lot at any time.
13. No recreational vehicles or trailers may be parked in the driveway for more than 48 hours (for loading/unloading).
14. No commercial vehicles may be parked in the street or driveway other than those servicing a residence.
15. No vehicles may be parked in the street or vacant Lots. All vehicles must be parked in the garage or driveway.
16. No improvements or modifications to the outside are to be made to any home or Lot without submitting an Architectural Modification Request. This includes such items as pools, fences, painting, gutters, screening, tree removal, etc. Failure to submit an AMR will warrant a \$100 fine.
17. Property owners are responsible for maintaining shrub beds. This includes removing weeds and applying fresh mulch when needed.
18. Property owners are responsible to ensure their tenants receive a copy of the documents governing Fairways Edge. Property owners will be responsible for the non-compliance of their tenants.

All documents governing Fairways Edge can be found on the Fairways Edge website – [fairwaysedgepoa.com](http://fairwaysedgepoa.com)