

**Fairway Boulevard Townhouses
Homeowners' Association, Inc.
PO Box 9073
Kalispell, Montana 59904
406-257-1302**

Leland "Wally" Walbruch, President
Randy Johnson, Vice President
Jane Gronley, Secretary
Gil Conrad, Director

Craig Coburn, Director
Gary Ruppel, Director
Ron Trippet, Director
David Roberts, Manager

**Fairway Boulevard Architectural Committee
Guidance on Building on Vacant Lots**

Essential information for purchasing lots to build on Fairway Boulevard.

- Fairway Boulevard Architectural Committee must approve all house plans before being built and follow the existing architectural layouts of the area.
- All construction must occur within lot lines, including the actual building, driveway, sidewalks into a residence, etc.
- No construction equipment, materials, or dirt is to be placed on any common area during the construction process.
- All utilities on the existing lots, we believe, are all found on the opposite side of the street. (Lots 165, 166, 177 & 178) FBHOA Plat VIII
- There are no utility stub outs to these lots,
- The proposed design layout for shrubs, trees, and other plants must be provided to the landscaping and grounds committee for input.

Estimated Future Owner Expenses:

- Current monthly HOA fees are \$250.00, which includes: comprehensive homeowners insurance, exterior unit maintenance and painting, sewer & water, garbage, lawn care, and snow plowing of common parking areas. Estimated yearly property taxes \$3500.00, and estimated utilities per month of \$250.00
- Future owner expenses include gas, electric, telephone, TV, internet, contents insurance, gutter cleaning, individual unit shrub, plant upkeep, and snow removal from the driveway and roofs, if necessary to prevent ice dams. Our comprehensive homeowner's insurance does have a \$5000 deductible and \$100 glass coverage deductible that, if used, would be paid by the homeowner.

For specific question FBHOA follow-up: please contact Ron Trippet, Architectural Committee Chairperson, call or text 406-261-9000, or email trippetsprinting@gmail.com