

WALNUT MEADOWS at Fairfield Country Club Estates HOA RULES & REGULATIONS

(Based on excerpts from the CC&Rs and By-Laws of the Association)
Revisions adopted on 10.16.2020

1. No Business of any kind shall be conducted on any lot whatsoever.
2. Architectural and Landscaping Plans
 - a. Absolutely no construction of any kind is permitted until plans are submitted, reviewed and approved by the Association Architectural Control Committee.
 - b. ALL landscaping plans must be submitted for review and approval by the Association Architectural Control Committee. Please refer to the CC&Rs for landscaping requirements.
 - c. Any Architectural changes to any lot must be approved by the Architectural Control Committee prior to any work being done. This includes fencing, satellite dishes, porches, additions, concrete work, roofing, painting, sidewalks, etc.
3. Fencing
 - a. Fence staining requirements: Before staining your fence, the fence must be power washed. Fences must be stained with a clear protective coating, or a transparent to semitransparent stain; solid colors will be approved on a case by case basis depending on the condition of the fence. All fence stains that are not the Associations pre-approved color, must be approved by the Architectural Control Committee.
 - i. Fences facing Walnut Hills Drive and Association Common Areas should be stained with the Association pre-approved stain. Please contact the Association for stain information.
4. Parking
 - a. Parking is allowed in your garage or on your driveway. No vehicle storage is allowed whatsoever.
5. Lot Maintenance
 - a. All children's play equipment (excluding basketball goals) must be stored out of sight from the street.
 - b. Landscaping must be kept in a neat and tidy condition and free of weeds, tree saplings, and excessive overgrowth. Trees and shrubs need to be kept trimmed off all walkways and driveways.
6. Garbage receptacles must be stored away, completely concealed as soon as possible after the pickup day.
7. No loud or obnoxious behavior or noises (including barking and/or noises from animals) interfering with the peaceful enjoyment of your neighbors shall be allowed.
PLEASE BE A CONSIDERATE NEIGHBOR
8. No boats, R.V.s, sail boats, ski-dos, snowmobiles, mobile homes, campers, camper trailers, trailers, work vehicles, etc. shall be visible to any neighbor.

The above Rules and Regulations are intended to benefit the common good and as a result maintain property values and encourage neighborly cooperation. Thank you for your cooperation and please call if you have any questions.

Walnut Meadows at FCCE
Board of Directors
Sterling Real Estate Management