

EASY GUIDE TO CC&R'S FOR FAIRWEATHER LOA

Welcome to Fairweather! This guide is intended for the use of homeowners and their tenants as a quick reference to the rules and restrictions in Fairweather. It is not intended to replace the actual CC&R's in any way.

1. Each owner or tenant shall maintain their sidewalks in good clean condition. This includes moss control.
2. Residential units are intended for residential use, and no visible business activities shall be conducted from the unit.
3. Due to the fact that units adjoin one another, there is a noxious noise and offensive activities clause in the CC&R's. Please make your best effort not to disturb your neighbors with loud music, unattended barking dogs and other noxious noises.
4. No trailers, RV's or boats shall be parked in driveways or along streets, unless approved by the Board. This excepts for the purposes of loading, unloading, preparing to use, etc. and should be of a temporary nature.
5. No abandoned vehicles or vehicles in disrepair shall be kept on any lot or in the common areas.
6. Parking along the street is permitted in the daytime. If you have overnight guests, or more vehicles than can be parked at your unit, there are several "common" parking areas for this purpose.
7. No signs shall be erected advertising business, or any other signage except "For Sale" or "For Rent."
8. No animals shall be kept on the property, except dogs, cats or other small household pets. Residents are required to keep dogs on a leash when in the common areas, and of course, any leavings must be picked up by the dog owner. This includes the undeveloped land and fenced back yards.
9. Each resident shall keep their backyards maintained, and grass mowed. This issue has come up several times, with resulting rat infestation due to backyards not being kept mowed.
10. Front yard landscaping shall be maintained by the Fairweather LOA. Any changes to front yard landscaping must be approved by the Board.
11. All residents shall maintain garbage pick-up adequate to their garbage production. Bags of refuse that do not fit into your garbage can may not be kept in public view.

As the Board of Directors of Fairweather LOA, we hope these simple rules will help you to understand your obligations to the LOA while living in Fairweather. We are a private community and all of us want to enjoy the beauty and peace that this neighborhood provides. If you have any questions regarding these guidelines, or need assistance, you may contact our President, Terry Topjun, at 941-920-2002 or tptopjun@gmail.com. Thank you for being a good neighbor!