

**RULES AND REGULATIONS
ON THE FAIRWAY UNIT OWNERS ASSOCIATION**

1. Two (2) parking spaces are provided for each unit. Should any Unit Owner, or members of his family residing within the unit possess more than two (2) automobiles then the excess number should be parked on Front Street. As a courtesy to other Unit Owners, proper provisions should be made for parking for guests. All cars should be parked only in marked parking spaces, and shall in no event be parked in such manner as to impede or prevent ready access to another owner's parking space or entry to foyer, except for loading or unloading (not across access to foyers or cars).
2. No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without written consent of the Association.
3. An Owner may identify his unit with a nameplate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed by the Unit Owner.
4. Each Unit Owner is expected to provide his unit with laundry and drying equipment, and no drying of laundry will be permitted outside of an owner's unit.
5. Common areas of buildings, such as outside foyers, stairways, lobbies and halls will be used only for the purpose intended. No articles belonging to Unit Owners will be kept therein, and these areas shall be kept free of obstruction.
6. Unit Owners are reminded that alterations and repair of unit buildings is the responsibility of the Association except for the interior of units. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Unit Ownership.
7. Two (2) dumpsters are presently provided for the disposal of garbage and trash. Unit Owners are respectfully requested to place wet garbage in closed plastic bags to keep down rodents and insects. The tops of the dumpsters are to be kept down (or closed) at all times; Cigarette butts, or any trash, should not be discarded in the foyer, parking areas or on the grounds. Foyer carpets are particularly vulnerable to cigarette burns.
8. No pets will be allowed in the condominium units unless they are confined to the Owner's Unit or accompanied by owner outside of unit. No pet may be kept which causes any annoyance of any kind to neighboring Unit Owners. Any damage caused by a pet shall be the responsibility of its Owner.
9. No Unit Owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of others. No owner may play or suffer to be played any musical instruments, phonograph, radio or television set in his unit between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the condominium.

10. For protection of all, each unit shall be equipped with adequate smoke/fire detectors at Unit Owner's expense. Recommended are, one in hallway outside bedrooms, and one in foyer.
11. Water closets, commodes and other water apparatus in the building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. The Owner of the Unit shall pay for any damage to the property of others, including the common elements, resulting from the misuse of such facilities, of any nature or character whatever.
12. For the sake of uniformity, all landscaping, including planting of flowers, shrubbery, etc., in the front and at the sides of buildings shall be done as a common expense by the Board of Administrators. Subject to prior approval of the Board of Administrators, Unit Owners may make improvements in the land area at the rear of the building.
13. Representatives of the Board of Administrators (or a managing agent), or any contractor or workman authorized by the Board of Administrators (or managing agent), may enter any room of unit in the building at any reasonable hour of the day for purpose of inspecting such unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as be necessary to control or exterminate any such vermin, insects or other pests. The Unit Owner shall be given advance notice of such inspection when possible.
14. The Board of Administrators (or managing agent) may retain a passkey to each unit if it is so desired by the Unit Owner.
15. Complaints regarding the service to or condition of the buildings shall be made in writing to the Board of Administrators.
16. No garbage cans, ice, milk bottles, or other articles shall not be placed in the halls or on the staircase landings, nor shall anything be hung from windows, terraces, exterior stairways or balconies or placed upon the windowsills. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows, doors, balconies or terraces.
17. Unit Owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.
18. No Unit Owner or any of his agents, servants, employees, licensees or visitors shall any time bring into or keep in his unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

19. If any key or keys are entrusted by a Unit Owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Administrators (or of a managing agent), whether for such owner's unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner and neither the Board of Administrators (nor a managing agent) shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.
20. Unit Owners shall be held responsible for the actions of their children and their guest. Any damage to the buildings or other common areas or equipment caused by children or their guests shall be repaired at the expense of the Unit Owner involved.
21. Cars should be parked far enough away from front-end parking curb to allow room for mowing of grass. That is, the front-end of car should not extend beyond the concrete curb.

**As a reminder, if you are leasing your unit please
make sure your tenant is given a copy of these
rules and regulations to prevent any misunderstanding
concerning compliance or actions taken by the
Fairway Board of Administrators and the
HOA management company**