

AMENDED AND RESTATED

Rules and Regulations

FAIRWAY OAKS HOMEOWNERS ASSOCIATION

June 11, 2020

1. **WELCOME:** From the Board of Fairway Oaks, and on behalf of all owners, welcome to the Fairway Oaks community. These Rules and Regulations are for the purpose of promoting the best interest of the owners and occupants of the homes in Fairway Oaks (the "Community"), to secure full fair and safe utilization and enjoyment by such owners and occupants, to protect and enhance the property values, to protect persons and property against injury or damage, and in general, to promote the health, safety, and general welfare of the owners and occupants. Your elected Directors, and their appointed Officers and committee members are volunteers. It is very much appreciated that all join in to uphold these principles, as a community, to make Fairway Oaks a pleasant place to live.

2. **Changes Made Effective June 11, 2020**

The Board of Directors has made changes to these Rules and Regulations, effective June 11, 2020.

GENERAL RULES AND REGULATIONS. (refer to Article 7 of CC&Rs)

PARKING GUIDELINES:



The Community includes several off-street parking areas that are contiguous to the streets and are separate and apart from the driveways. These are located along Fairway Oaks Dr, the cul-de-sac and the T's. All off-street parking spaces are considered Common Area and available for use by all Owners, tenants, guests.

Street parking is only allowed on the west side of the north-south parts of the T's (Tanglewood Ct, N 4800 E, and N 4825 E). Please use off-street parking if available, before parking on the specified streets. **Street parking is not allowed on any street at any time that snow removal may be required.**

Only actively registered vehicles which are in operating condition can be left in general view (including on any driveway).

Recreational vehicles (motor homes, campers, trailers, boats, snowmobiles, 3-wheel motor vehicles or similar items) cannot be stored in the Community except they may be parked or stored in the garage provided the garage door can be closed. Registered recreational vehicles may be parked in *off-street* and T street locations as discussed above, up to 48 hours.

Please use your judgement if you need to work on a boat, trailer, motorhome, as in loading and unloading, nearer to your garage and tools. If you need an extended time greater than 48 hours, consider discussing with a Board member.

Violations are subject to a \$25 fine per day per vehicle with notice to the owner with 24hrs to resolve. Fines will not be levied without notice.

The speed limit in the Community is 20 MPH.

Signs

Only Real Estate signs are permitted to be displayed on any property or common area. *(Caution! Real estate signs should be placed a minimum of one foot back from the curb and should be removed within forty-eight (48) hours of closing or expiration of listing.)*

Nuisances

Noxious, dangerous or offensive activity which includes the creation of offensive odors or loud or offensive noises such as continuously barking dogs and loudspeakers that may be or become an annoyance or nuisance to other Owners, guests and tenants are not permitted.

The Quiet Hours are 10 PM to 7 AM. No activity that creates a disturbance ***such as construction or motorized yard tools*** is permitted during these hours.

Recreational vehicles such as snowmobiles, off-road motor vehicles, dirt bikes or ATVs may not be operated on any portion of the community except as necessary for the loading or unloading of such vehicles.

Trash cans

Trash receptacles may be placed on the street only on designated pick-up day and may not be stored in the front area of any home. No waste materials may be discarded on the common areas or facilities.

Pets

Each home may have up to two (2) pets, except that if the house is rented only one (1) pet is allowed without approval of the Board. All pets are the responsibility of their owners and shall not become a nuisance or burden to other owners or occupants. Leash laws will be enforced. Any pet outside the home must be restrained using a leash or other similar restraining device. Animals shall not be raised, bred or kept for any commercial purposes within any portion of the Community. Animal enclosures such as dog houses or dog runs may not be constructed in the Community. **You must pick up after your pets. Please do so immediately, not weekly, as scent attracts other animals.**

Common Areas

The common areas of the association are for the exclusive use and enjoyment of all owners, tenants and guests. Please keep these areas clean and available.

Dark Sky Initiative / Neighborhood lighting

As part of the greater Wolf Creek Resort community, the HOA supports the objectives of the "International Dark Sky Initiative" for which the upper valley has been designated. Owners and Renters are encouraged to use low wattage bulbs, 25 watts or less, in their permanent outside light fixtures, and to select fixtures that shield and downcast lighting. Motion sensor or permanent spot or flood lights are prohibited. Please turn off all outside lighting after 11PM (including decorative lighting) except on Christmas Eve, so that Santa does not lose his way.

Contact Information

Owners are responsible to provide the Board with current contact information including name, phone, and email. The same must be provided for your renters, along with an e-copy of the lease, as is required by the CC&R's, for rental periods greater than thirty (30) days. This must be provided within 10 days of closing for new purchases, or from occupancy date as stated in lease for new renters. For transfer of ownership, a "Transfer Fee" of \$100.00 will be required to be paid within 10 days of closing, along with contact information. This fee will be given entirely to our HOA Treasurer to compensate them for time required to make updates to our billing and recordkeeping systems.

Short Term Renting Rules

- In accordance with the CC&R's, homes may be rented to one single family unit. The maximum occupancy of any rented home shall be two (2) persons per bedroom.
- Rental Owners must adhere to the items below and other requirements of CC&Rs governing Short-Term Rentals:
 - All rental contracts must be for a minimum of three (3) nights.
 - The Owner may not lease less than the entire Home.
 - The Owner must use a licensed real estate agent or obtain a business license from Weber County.
 - The Owner must provide the tenant with an electronic or written copy of all current Rules and Regulations and a list of any relevant provision of the CC&Rs related to

tenant conduct. The Owner must also post a written copy of such information in a readily visible location in the Home.

- No more than one “off-street” or “side street” parking space shall be occupied by any short-term rental home guests.
- The Owner assumes complete responsibility for the actions and behavior of their tenants and the guests of their tenants. Any violation of the Governing Documents by any tenant or guest of a tenant may result in a fine being levied against Homeowner.

Mail Box Keys

- For each mailbox key requested by an owner, a non-refundable payment of \$10 is required.
- For each mail box key requested by a renter, a \$50 payment will be required. \$40 of that fee is refundable to the renter upon return of the mail box key.
- The HOA will designate a Keeper of the Keys who will distribute keys and collect fees.
- Each vacating renter and owner must return mail box keys to the Keeper of the Keys. If any refund is due, the Treasurer will issue the refund.

Fines

For each and every violation or infraction of any Rule or Regulation specified above, or as otherwise provided for in the Declaration of CC&Rs, the Bylaws, or the Design Review Board Guidelines, the liquidated damages sum which may be assessed by the Association on written notice to the owner shall be \$25.00. If a violation or infraction is a continuing one, the continuation thereof for each day shall be deemed a separate and distinct violation or infraction resulting in a separate \$25.00 fine assessment.

Other Rules

The Declaration of CC&Rs of the Fairway Oaks Community contains additional restrictions which may not be stated in these Rules and Regulations.