

# Rules and Regulations

## Fairway Chase, Inc

(Revised February 2005)

Purpose: To define and promote the minimum and least restrictive rules that will make our community a pleasant place to reside. All rules are consistent with accepted practices at Spruce Creek Fly-In.

1. All sales and rentals require prior approval by the Fairway Chase at Spruce Creek Association Board. Unit Owners are obligated to have an Application for Approval completed by their tenant and approved by a member of the Board of Directors before occupancy. Contact a member of the Board of Directors for requirements. No lease shall be for less than 1 month. No subletting is permitted. "For Sale" or "For Rent" signs are not permitted.
2. A copy of these rules and regulations shall be provided to prospective buyers or renters when the sales agreement or residential lease is signed. The buyer or renter shall sign a copy of the Rules and Regulations acknowledging receipt of it. A copy of that acknowledgement will be kept on file with the Fairway Chase Condominium Association.
3. Owners may not make any additions, changes, alteration or permanent decoration to the exterior appearance of any portion of a building, except in accordance with the provisions of the Declaration of Condominium.
4. No exposed radio antennas, masts, or towers shall be permitted on any unit. Small dish antennas will be allowed. Every dish antenna and its installation location must be approved in writing, prior to installation, by a member of the Board of Directors. Failure to get consent, may require that the antenna be removed. Any resulting damage to the exterior of the condominium unit shall be the responsibility of the owner.
5. No owner or resident, other than officers of the Condominium Association, shall direct, supervise, or in any manner attempt to assert any control over any of the employees of the Association, nor shall they attempt to send any of the employees upon private business of such owner or resident.
6. Except pursuant to a contract with the Association for repairs, no owner or residents or their families, guests, servants or agents shall enter or attempt to enter upon the roof of any building or structure. Failure to abide by this rule absolves Fairway Chase Inc. of any liability in the event of injury or death.
7. All pets shall be the responsibility of the owner and on a leash under direct control of the owner while on common property. No pets are allowed in the recreation area. No more than two domesticated pets, such as dogs and cats are permitted to be kept in any unit. Exotic pets (iguana, venomous snakes, tarantulas, ferrets, etc) will not be permitted. Any animal that disturbs the peace will be banned from the Fairway Chase Condominium Inc., at Spruce

Creek Fly-In. ALL PET OWNERS ARE REQUIRED TO RESTRAIN THEIR PETS WHEN NEEDED AND TO CLEAN UP AFTER THEIR PETS. FAILURE TO DO SO MAY RESULT IN FINES AND ULTIMATELY THE REQUIREMENT TO PERMANENTLY REMOVE THE PET FROM FAIRWAY CHASE PROPERTY.

8. Motor vehicles are not permitted to be parked or ridden on grass or planted areas.
9. Motor vehicle parking spaces shall be used solely and exclusively for that purpose. Only private passenger vehicles in good operating condition may be parked at Fairway Chase. Boats, trailers, campers, large trucks/commercial vehicles, and recreational vehicles, may not be stored on the common property.
10. No owner of any unit shall permit or allow anything to be done or kept in his unit, or on the Common Property, which will increase the rate of insurance on the Condominium or which shall obstruct or interfere with the rights of other occupants or annoy them by unreasonable noises. No owner shall permit a practice which shall create and constitute a nuisance to any others owners, or interferes with the peaceful possession and property use of any other unit or the Common Property.
11. All residents and guests shall comply with the rules relating to the use of the pool, which shall be posted at pool-side.
12. These rules and regulations may be changed from time to time by a majority vote of the Board of Directors of the Association. Owners will be notified of amendments or changes in the rules and regulations as expeditiously as possible. Violations of these rules may result in a limitation upon your use of recreational facilities, or in legal damages or injunction.

I/(WE), \_\_\_\_\_, owner(s) (renter)(s) of Unit # \_\_\_\_\_,  
PRINT

located at \_\_\_\_\_, acknowledge receipt of, and verify that

I/(WE) have read, understand, and will comply with all of the above stated rules of Fairway Chase.

\_\_\_\_\_  
SIGNATURE(S)

\_\_\_\_\_  
DATE

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