

Fairway Glen Homeowners Association – Important Policies Summary

The following are important Rules and Regulations instituted by the Fairway Glen Board of Directors.

- Any alteration to the look of your residence from the outside, such as adding a screen door or enclosing an entryway, must be pre-approved by the Board. To apply for approval, the owner must submit an "*Architectural Request Change*" (ARC) form, available on the website or through Argus Management.
- Renting a residence can only occur after it has been owned for one year. The minimum rental period is one month. The owner must submit a completed "*Application for Rental of Unit*" form available on the web site or from Argus Management. The form includes renter names as well as phone and email contact information in case of emergency.
- The purchase of any unit must be approved by the Board. An "*Application for Approval to Purchase a Unit*" form, available on the web site or through Argus Management, must be submitted. The sale to any person or legal entity that already owns two (2) Fairway Glen residences is not permitted.
- Owners may only have one dog (not to exceed 35 pounds in weight), or one cat, or caged birds or small marine animals in aquariums. This policy applies to any and all guests or renters.
- When a unit is unoccupied, it is the owner's responsibility to remove furniture and decorative objects from all patio and lanai areas. This is mandatory for hurricane preparedness. It is also essential for those in residence to bring all lanai/porch furniture and loose decorative objects inside when there is a risk of a major storm or hurricane.
- There is no on-site office for distributing keys if you are locked out. To avoid the need to call a locksmith, you may want to consider leaving a spare key with a neighbor. Argus Management (941-408-7413) has access to your residence for emergencies, but is not available after normal weekday business hours, 8:30am-4:30pm.
- Trash disposal and recycling rules are posted within the dumpster enclosure. Boxes must be broken down and placed in red recycling bins. Bottles, cans and recyclable plastics must be placed directly into blue recycling bins, not in plastic bags. Do not put yard waste such as fallen branches in the dumpster. Place them near the curb for pickup by the landscaping company. Villa residents are to place trash at the end of their driveways for collection on Friday mornings. If you've just moved in or have need for special pick up of large items, moving boxes, etc. call Waste Management (493-4100) to arrange a special pickup.

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- Personal outdoor plants must be in pots. All landscaping must only be done by Board approved professionals, including trimming of shrubs, trees, etc.
- In addition to garage space, each residence is provided one exterior parking spot, either in front of the garage, or in a marked area adjacent to the building. There are 7 guest parking spots throughout the neighborhood, intended for temporary guest use.
- The use of any grill must be done only on concrete driveways, at least 10 feet from any building or landscaping, be stored out of sight, and comply with all fire codes.
- Smoking must be confined to your unit, under air, in accordance with section 13 (c) of our Declaration.
- The complete air conditioning system, as well as repairs to a residence from the wallboard in, is the owner's responsibility, including plumbing and water damage.