

Fairwood Village Association

Fairwood Rule #1

June 6, 2019

Motion: That the following be instituted as a Fairwood Rule in accordance with Section 5.3 of the Fairwood Village CC&R's.

Common Area activities including but not limited to the following are prohibited unless approved in advance by the Fairwood Board of Directors:

- Dumping yard wastes or other materials in Common Areas
- Mowing grasses
- Clearing brush
- Planting new vegetation
- Cutting down, topping, reducing, shaping, trimming, pruning, etc trees of any size
- Removing hazardous, dead, and/or diseased trees of any size
- Constructing retaining walls, ditches, flower beds, or other structures
- Adding or modifying stormwater drainage from roads, homes, and/or Common Areas
- Adding irrigation into Common Areas

The Board's permission to perform projects in Fairwood common areas does not imply that homeowners have any future right to claim ownership to that property.

Fairwood homeowners must submit a proper ARC application to the Fairwood Board of Directors or its ARC representative for authorization for any ARC activities in the Fairwood Common Areas.

Working in common areas can be hazardous. By doing or having work done in FV's common areas, homeowners agree to release FV of any liability that may result from such work.

A summary of Fairwood Village ARC activities that require Fairwood Village Board and SBCA ARC approvals is attached.

Further, in accordance with Section 5.3 of the Fairwood Village CC&R's, a system of fines and penalties may be established by the Fairwood Board of Directors to enforce this Fairwood Rule.

Applications
Procedure

| Projects On Homeowner Property | Reference | FV Board Review Needed *** | SBCA ARC Approval Needed |
|---|---|-------------------------------|-----------------------------|
| View maintenance trimming of trees more than 6" diam @ 5' above ground | Design Stds 5.2.3, Design Stds Appendix A-2 | Yes | Yes |
| Install security cameras. Application should include drawing w/ proposed location(s) and proximity to neighboring homes, and camera specs incl. size, shape, range, and angle of camera | Design Stds 5.1.26, Appendix A-2 | Yes | Yes |
| Erect flagpole more than 6' high | Design Stds 5.1.27, Appendix A-2 | Yes | Yes |
| Install antennas, satellite dishes more than 1m in diameter, or devices that send/receive tv or radio signals | Design Stds 5.1.19 | Yes | Yes |
| Plant perennial vegetation which will exceed 42" in height | Design Stds Appendix A-1 | Yes | Yes |
| Paint house exterior or deck new colors | Design Stds Appendix A-2 | Yes | Yes |
| Replace siding or roof with different materials and/or colors | Design Stds Appendix A-2 | Yes | Yes |
| Replace existing exterior light fixtures w/ different size and/or style, or location | Design Stds Appendix A-2 | Yes | Yes |
| Modify or expand dwelling or garage, including sun rooms, conservatories | Design Stds Appendix A-2 | Yes | Yes |
| New or expanded garage | Design Stds Appendix A-2 | Yes | Yes |
| Enlarge existing deck(s) | Design Stds 5.1.15, Appendix A-2 | Yes | Yes |
| Enclose areas on or above outside decks | Design Stds 5.1.15, Appendix A-2 | Yes | Yes |
| Enclose areas below outside decks | Design Stds 5.1.15, Appendix A-2 | Yes | Yes |
| Install or modify retaining walls and/or structures | Design Stds 5.1.10, Appendix A-2 | Yes | Yes |
| Install heat pump or relocate existing | Design Stds Appendix A-2 | Yes | Yes |
| Install new emergency generator | Design Stds Appendix A-2 | Yes | Yes |
| Install new hot tub or change existing tub location | Design Stds Appendix A-2 | Yes | Yes |
| Install new propane tank or change existing location | Design Stds Appendix A-2 | Yes | Yes |
| Add skylights | Design Stds Appendix A-2 | Yes | Yes |
| Add solar panels | Design Stds 5.1.16, Appendix A-2 | Yes | Yes |
| Add exterior light fixtures on lawns, walkways, and drive | Design Stds 5.1.14, Appendix A-2 | Yes | Yes |
| Add new or expanded patio | Design Stds Appendix A-2 | Yes | Yes |
| Install or modify groundwater drainage from home or lot | Design Stds 5.1.11, Appendix A-2 | Yes | Yes |
| Install or modify water feature | Design Stds Appendix A-2 | Yes | Yes |
| Install new or expanded driveway and/or walkway | Design Stds Appendix A-2 | Yes | Yes |

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ARC Authorization Summary

| Projects On Homeowners' Property - No applications or approvals needed | Reference | No Applications or Approvals Needed |
|--|--|-------------------------------------|
| Planting annuals in existing cultivated areas | Design Stds 4.2.2-a, Design Stds Appendix A-1 | |
| Plant perennial vegetation that will not exceed 42" in height at maturity | Design Stds 4.2.2-b, Design Stds Appendix A1 | |
| Replace in kind of existing plants | Design Stds 4.2.2- c, Design Stds Appendix A-1 | |
| Remove or trim dead/diseased or wind felled tree of any size (need photo before cutting) | Design Stds 4.2.2-d, Design Stds Appendix A-1 | |
| Remove trees on property <u>less than 6" dia. @ 5' above ground</u> | Design Stds 4.2.2- e, Design Stds Appendix A-1 | |
| Routine maintenance of lawns, gardens, and shrubs | Design Stds 4.2.2- f, Design Stds Appendix A-1 | |
| Repaint house same colors | Design Stds 4.2.2- g, Design Stds Appendix A-1 | |
| Replace heat pump (same location) | Design Stds 4.2.2-h, Design Stds Appendix A-1 | |
| Replace emergency generator, same location | Design Stds 4.2.2-l, Design Stds Appendix A-1 | |
| Replace hot tub, same size and location | Design Stds 4.2.2-j, Design Stds Appendix A-1 | |
| Install or replace satellite dish less than 1m in diameter | Design Stds 4.2.2-k, Design Stds Appendix A-1 | |
| Replace propane tank (same location) | Design Stds 4.2.2-l, Design Stds Appendix A-1 | |
| Replace exterior light fixtures with same style, size, and in same location | Design Stds 4.2.2-m, Design Stds Appendix A-1 | |
| Replace skylights, same design and location | Design Stds 4.2.2- n, Design Stds Appendix A-1 | |
| Replace solar panels, same size and style | Design Stds 4.2.2-o, Design Stds Appendix A-1 | |
| Replace siding or roof with same color and type of material | Design Stds 4.2.2-p, Design Stds Appendix A-1 | |
| Repaint or restain deck, same color | Design Stds 4.2.2-q, Design Stds Appendix A-1 | |
| Repair home exterior or deck, retaining same footprint, design, and appearance | Design Stds 4.2.2-r, Design Stds Appendix A-1 | |
| Repairing walkway or driveway, same materials and location | Design Stds 4.2.2-s, Design Stds Appendix A-1 | |
| Repair or alter home interiors that do not alter home's exterior appearance | Design Stds 4.2.2-t, Design Stds Appendix A-1 | |

| Projects On Homeowner Property | Reference | FV Board Review Needed *** | SBCA ARC Approval Needed |
|--|---|----------------------------|--------------------------|
| Significantly modify or change developer installed landscaping. Application must include sketch, any proposed grade changes, location and type of existing and proposed vegetation, and location of existing or proposed hard features | Design Stds 4.2.3-b, 5.2.1, Appendix A-2 | Yes | Yes |
| Remove trees on property more than 6" diam. @ 5' above | Design Stds 5.2.2, Design Stds Appendix A-2 | Yes | Yes |

| Projects On Fairwood Common Areas | Reference | FV Board | SBCA ARC |
|--|------------------|-----------------|-----------------|
| | | Approval Needed | Approval Needed |
| - Dump yard wastes or other materials in common areas | Fairwood Rule #1 | Yes | No |
| - Mow grasses | Fairwood Rule #1 | Yes | No |
| - Clear brush or other vegetation | Fairwood Rule #1 | Yes | No |
| - Plant new vegetation | Fairwood Rule #1 | Yes | No |
| - Cut down, top, reduce, shape, trim, prune, etc trees | Fairwood Rule #1 | Yes | No |
| - Construct retaining walls, ditches, flower beds, or other structures | Fairwood Rule #1 | Yes | No |
| - Remove hazardous, dead, and/or diseased trees, any size | Fairwood Rule #1 | Yes | No |
| - Add temporary or permanent irrigation | Fairwood Rule #1 | Yes | No |
| - Add or modify stormwater drainage from roads, homes, and/or common areas | Fairwood Rule #1 | Yes | No |

*** SBCA ARC has final decision authority. FV Board forwards application with its recommendations

- This information is not meant to be all inclusive. Please refer to Fairwood and SBCA governing documents for additional information.

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