

Fairwood Village Association

Fairwood Rule #1, Common Areas Policy

Approved by FVA Board June 16, 2019
Update Approved by FVA Board May 8, 2025

1. No homeowner may enter into the Fairwood Village Association (FVA) common areas to landscape, plant, construct, or in any way modify common area property or vegetation without first having an approved FVA Common Area Modification Application.
 - a. The FVA Board of Directors has the sole authority to approve or deny approval for any work or requested project in its common areas.
 - b. The SBCA and SBCA ARC have no authority over Fairwood's common areas. (SBCA CC&R's Section 5.5)
2. Homeowners must submit an application to the Fairwood board to trim or remove trees, cut back blackberries or other noxious vegetation, remove excessive underbrush, or plant vegetation in Fairwood common areas.
 - a. The Board will consider the scope of work being requested, as well as comments or concerns from neighboring homeowners in reviewing the application.
3. Projects to enhance or extend homeowner landscaping are not permitted.
 - a. Construction of manmade structures such as steps, retaining walls, patios and flowerbeds in the common areas are not permitted.
 - b. Prior FVA common area project approvals or violations will not set a precedent for future common area applications.
4. The FVA Board will use the attached Jefferson County aerial photo and tax parcel overlay to reference homeowner and common area lot property lines.
<https://jeffcowa.maps.arcgis.com/apps/webappviewer/index.html?id=3c6ec109489b43b18196b0a6b89398c2> , Basemap Gallery overlay "2021 1M 6"
 - a. This County mapping is not a survey. It may or may not show exact property boundaries. However, it is the best resource the Fairwood board has found to date to delineate property lines. It will therefore be used in the absence of a professional survey.
 - b. A legal survey is required to determine an exact property boundary and may be requested at homeowner expense.
5. Representations of property boundaries by current or prior Fairwood owners, neighbors, realtors or others are often incorrect. Only the County map referenced above will be used by the FVA board to determine homeowner lot and common area property boundaries.
 - a. Rebar markers and stakes are not accurate and in many cases by been placed or moved by previous homeowners.
 - b. If a homeowner disagrees with the lot boundaries shown on the Jefferson County map, he/she/they may have a survey done at their expense by a certified surveyor to establish an exact property line.
6. Ignoring this policy and modifying any part of the Fairwood common areas will require immediate restoration of the affected common area property, paid for by the homeowner.
7. Ignoring this policy may also result in fines and legal actions.

Jefferson County Tax Parcel Viewer –

- Map used by TVA Board to indicate homeowner property and common area boundaries

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