

**Fairway at Redhawk Association**  
**Rules & Regulations**

**USE OF UNITS**

1. Lots are to be used for individual homes occupied by single families in a residential environment.
2. Any additional buildings erected are to be for residential use only and require approval from the Architectural Committee.

**SIGNS**

1. Except for a sign of reasonable dimensions advertising a Lot for sale, lease or exchange, such sign shall be located on such a Lot. No sign or other advertising device of any character shall be erected, maintained, or displayed upon any portion of the property unless approval has been received from the Board of Directors and Design Review Committee.

**MAINTENANCE AND ARCHITECTURAL MATTERS**

1. All weeds, rubbish, debris and unsightly objects or materials of any kind shall be regularly removed from the property and shall not be permitted to accumulate upon the property.
2. Trash, garbage, rubbish, and other waste shall be kept only in sanitary containers.
3. All service yards or service areas, clothesline areas, sanitary containers, and storage piles on any portion of the property shall be enclosed or fenced in such a manner that such yards, areas, trash containers, building materials, etc. will not be visible from any neighboring property street.
4. Homeowners shall keep their property in good condition with attention to the painting of their residence including fencing and gates, performing necessary repairs, and pest control as needed.
5. Windows may not be covered with aluminum foil, newspapers or other material not designed for use as a window cover, provided, however, that for a period not to exceed one hundred twenty (120) days following the date on which the residence is conveyed to an Owner, the Owner of such residence shall be entitled to cover windows with neutral color window coverings.
6. Homeowners shall maintain their landscaping with pride of ownership (i.e. mowing of the lawn, edging of the lawn, tree trimming as needed, and replacement and/or removal of dead plant material). Additionally, any trees or shrubs that substantially obstruct a neighboring view may be required to be pruned or removed.
7. Wood fences and gates, if painted, must match the exterior stucco, fascia trim, or be left natural by applying a clear sealer, with the exception of front facing wood fences and gates, which shall be painted Dunn Edwards color titled 'Fairway at Redhawk-Fence.

8. Driveways are to be swept and kept clean and free of oil/rust stains. No oil pans, cardboard, or carpet may be placed on the driveway.

### **COMMON AREAS**

1. Homeowners may not build, plant, or place any material on the slope areas which may interfere with the existing slope drainage.
2. No retaining wall or other structure, including plant material, may be constructed or planted upon any portion of the designated Slope Control Areas within the Fairway at Redhawk Association. If you require clarification, please contact management.
3. The Association may directly invoice an Owner for any damage that the homeowner or guest thereof causes to any portion of the common areas. Any unpaid invoice may lead to an assessment lien against the Owner.
4. No homeowner may modify or repair any portion of the common areas without approval from the Board. Any such Board approved modification to the common area will become the responsibility of the homeowner or with concern for, but not limited to, appearance, slope ratios, and drainage unless such concerns are assumed by the Fairway at Redhawk Association.

### **PARKING AND STORAGE**

1. Commercial vehicles, except such vehicles used on a daily basis to provide support for the homeowner, may not be parked on any part of the property or streets. Commercial vehicles meeting the exception must be kept clean, well maintained, and stored in such a way as to not be offensive to adjacent properties in the community.
2. Garage doors are to be kept closed at all times with the exception of entering or exiting the residence.
3. Inoperable vehicles and vehicles under repair may not be parked or stored on any visible portion of the owners property.

### **GOOD NEIGHBOR GUIDELINE**

1. This rule asks that all homeowners refrain from any activity that would disturb the pleasant quality of a neighborhood life. This guideline extends to any unacceptable activity that might negatively impact the quiet enjoyment of each homeowner, their radio or TV reception or the Association's insurance rates.

### **PETS**

1. All dogs are to be kept on a leash when not on a homeowners Lot.
2. Any dog feces deposited upon any portion of the property shall be promptly removed and properly disposed of by the owner of the dog.

### **HOLIDAY DECORATIONS**

1. Christmas decorations are permitted from Thanksgiving until January 31st. Christmas lights are permitted as long as they are UL approved outdoor lights.
2. Decorations for other holidays are permitted fourteen (14) days before and fourteen (14) days after the holiday.
3. American flags are permitted year round.

### **MACHINERY**

1. No Machinery or equipment of any kind shall be placed, operated, or maintained upon any Lot, except such machinery or equipment as is usual and customary in connection with the use or maintenance of a private residence.

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