



Fairways Fine Schedule

11/16/18

30 Day Notice, then \$25 a day fine

- Violation of Pet Rules
- Window Treatment Violations
- Storm Doors, Awnings, Windows, Garage Doors
- Door Color Violation

7 Days Notice, then \$25 a day fine

- Clothes Lines
- Yard or For Sale Signs Violations
- Exterior Utility Violations
- Parking Violations, 7 days notice, consecutive violations immediate fine.
- Trash, 7 days notice, consecutive violations immediate fine.
- Items on Common Property
- Other Hanging Items

Immediate Fine - \$25 a day fine

Holiday Decorations “This serves as notification, any violations will be followed with an immediate fine, no grace period will be granted.” Please see the reverse side for the amendment to our governing documents regarding exterior displays.

30 Day Notice, then \$50 a day fine

- Impairment of Structural Integrity Violations
- Leasing Violations - All
- Exterior Change Violations

Exterior Displays

On October 30, 2013, changes to the Fairways governing documents pertaining to exterior displays were approved by an affirmative vote of over 75% of the unit owners. Those changes are stated in the revised amendment (attached) at Article VIII, Section J, Exterior Displays. This copy is for your records and should be inserted into your Red Book (Declaration/Regulations/Bylaws). The revised amendment was officially recorded in the County of Allegheny on November 19, 2013. Here is a summary of what we, as Fairways residents, can and cannot do.

WE CAN:

- +Display no more than a combined total of 6 decorative non-permanent items that do not exceed 30 inches in height on our porches, decks, or patios
- +Display seasonal wreaths year-round
- +Display an American flag and a military flag
- +Display exterior holiday decorations from Thanksgiving until January 15
- +Place holiday lights in bushes (only)

WE CAN'T:

- Hang or display anything on the outside of our windows or buildings
- Display any sign (with the exception of a security sign)
- Hang any awning, canopy, shutter, satellite dish, or antenna without the prior written consent of Council
- Place any decorative item (including holiday decorations) on steps, walks, walkways, walls, driveways, grass, or mulched areas
- Display decorative flags of any type -Display permanent exterior decorations

The revised rules provide an opportunity for us to decorate creatively within the guidelines specified above. We must note, however, that any deviation from these rules will result in the issuance of a violation letter. Let's work together to maintain the Fairways' status as an attractive and desirable residential community. A special thank you to all who participated in this process of clarifying what has long been an ambiguous and restrictive guide to our rules on exterior decorations.