

Fairway Bend Village At the Vines

Amended & Restated Rules And Regulations

***Fairway Bend Village Homeowners
Association***

February 19, 2013

FAIRWAYBEND VILLAGE HOMEOWNERS ASSOCIATION
Amended and Restated Rules and Regulations

The beautiful surroundings of Fairway Bend Village make it one of the most desirable neighborhoods in the Vines Community. The Fairway Bend Village Homeowners Association (FBVHOA) Board of Directors has adopted the following Rules, Regulations and Guidelines to ensure the quality of living in Fairway Bend in addition to protecting each owner's investment in the property.

These Rules, Regulations and Guidelines have been created to do the following

- To service and respect the needs of our neighbors and the entire community.
- To maintain the integrity, value and beauty of the entire Fairway Bend community and provide for a consistency in appearance and function, in accordance with the directives of the Board of Directors, Vines Community Association regulations, Lee County regulations and the laws of the State of Florida.
- To protect common property from all damages

It is especially important in our multi-family environment that all owners, lessees and guests abide with these rules and regulations as well as the Rules and Regulations of the Vines Community Association.

Hurricane Shutters

Installation of storm and/or hurricane shutters is permitted upon approval of the Board of Directors for construction, materials and color.

Exterior Light Fixtures

Front and side lighting fixtures are to be Portfolio Outdoor Fixture #49234, or equal, as approved by the Board of Directors.

Driveways

Driveways and sidewalks are to be kept

clean. Painting of driveways and sidewalks is not permitted.
Unit # 8539 is exempt. (previously painted)
Clear sealers are permitted.

Plants, Trees, Shrubs,
Fixtures (Permanent &
Seasonal)

Permitted for your individual creativity are flowers, plants, small flags and ornamental fixtures. These can be arranged next to the unit, in the mulched area from the front door to the end of the lanai, excluding the rear side of the lanai.

Planting and/or removal of plants, trees and shrubs by owners requires an A.R.C. form and the approval from the Board of Directors. Fruit trees are not permitted. Invasive and poisonous plants and vines are not permitted. Potted flowers and plants not exceeding two feet in height are permitted. They may be displayed in the front area of the unit, at either side of the garage door and on window sills. All such plants are to be maintained by the owner. Potted plants on sidewalks are discouraged because of safety concerns. Display of potted plants or fixtures in or next to FBVHOA plant beds is not permitted.

Holiday decorations are permitted for a reasonable amount of time.

Pets

A maximum of two (2) pets are allowed per household.
No pet determined by the Board of Directors to be a nuisance or annoyance to any other resident is permitted.
Pets must be leashed at all times when outside the unit.
"Runs" or leads attached to a fixed object are not permitted.
Dogs are limited to a weight of 80 lbs.
For "potty" outings owner must only walk

their pets on their own property or on the common area located on the grassy area around the pool. Walking your pet on other's private property is not allowed. Pet owners are responsible for the removal and proper disposal of all feces left by their animal.

Satellite
Dishes

Small satellite dishes are permitted with the location to be approved by the Board of Directors.

Mulch

The FBVHOA is responsible for brown mulching of ground areas and no other material such as rock, crushed stone etc. is permitted.

Mailboxes

Mailboxes are provided and maintained by the FBVHOA and no other is permitted. Owners are responsible for the cleaning of the mailbox and post. No plantings or decorations of any sort are allowed around the mailbox or its post.

Outdoor
Containers

All outdoor containers are to be removed and stored inside during an extended absence and during the hurricane season period of June 1 through November 30. The FBVHOA may, at their discretion, remove and dispose of all containers not in compliance with this rule.

Parking

Overnight parking of vehicles on driveways is discouraged. Vehicles should be garaged. Overnight parking on the street is not permitted. Vehicle parking for periods of more than ninety-six (96) hours on driveways or in the guest parking area so as to constitute "storing" is not permitted and are subject to towing.

Parking of other wheeled conveyances such a campers, trailers, etc. is not permitted in driveways or in the guest parking area.

Roofs

Roof repairs and/or replacement are the responsibility of the owner. The style,

quality and color are to be the same as the original and must be approved by the Board of Directors prior to the start of any work.

Temporary emergency repairs may be made immediately but still must be approved by the Board of Directors.

Awnings

Awnings are to be the current style and colors of Forest Green or Burgundy. Other colors must be approved by the Board of Directors.

Signs

Sign by suppliers, vendors, contractors etc. are not permitted.

Exterior Attachments

Any exterior attachments to the home, with the exception of hose racks which may be installed on the side of a unit, must be approved by the Board of Directors.

Outdoor Furniture

Outdoor furniture is to be stored inside the home except while it is in use.

Storage Items

All storage items, with the exception of hoses and hose racks, are to be stored inside the home.

Bird Feeders

Bird feeders are not permitted.

Pool

No glass is permitted in the pool deck area. *This rule is also posted at the pool as required by the Department of Health.* Radio volume should be considerate of neighbors.