

FAIRWINDS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

The Following Rules and Regulations do not supersede or change the By-Laws or Covenants, Conditions and Restrictions in any manner. They are in addition to the Declaration and By-Laws and are meant to protect the Owners, the Common Areas and property values within the subdivision. Violations of these Rules and Regulations are subject to enforcement regulations under the governing documents of the Association.

ENFORCEMENT OF RULES AND REGULATIONS

In order to enforce the CC&R's, By-Laws, Articles of Incorporation and Rules and Regulations, the Board of Directors may levy, assess and collect reasonable fines and costs as established by the Board of Directors. The fines will be assessed against the Homeowner for violations by the Owner, members of his or her family, invitees, licensees, tenants or lessees of such Owners.

1. Schedule of Notices by Violation:
 - A. First Offense: Warning letter to Owner.
 - B. If violation not corrected within 14 days or repeated offense within one year, Second Offense: Violation notice to Owner plus fine. Owner may request hearing before Board.
 - C. If second offense not corrected within 14 days and/or recurring offense, fine and enforcement in accordance with determination of the Board of Directors at a hearing with affected owner.

2. Schedule of fees:
 - A. Warning Letter: \$00.00
 - B. Violation notice \$50.00
 - C. Second violation notice \$100.00
 - D. Additional notices: \$150.00/each plus attorney's fees (determined by Board)

3. Owners shall be responsible for all costs to repair damages to common areas caused by them, their families, invitees, tenants or lessees.

4. Anyone wishing to report a violation may do so by contacting a member of the Board of Directors.

5. Failure to pay any fines assessed by the Board of Directors, as set forth herein, may result in the filing of a lien and/or appropriate legal action. Any costs incurred by the Association to enforce the Rules and Regulations (including court costs and reasonable attorney's fees) shall be assessed to the Owner.

RULES AND REGULATIONS

1. Common Areas:
 - A. Owners are responsible for any common area damages caused by them, their family, lessees, guests, licensees or invitees.
 - B. Boats, canoes, kayaks, snowmobiles, and floatables are not permitted on ponds or detention areas.
 - C. Swimming and/or ice skating in the ponds is prohibited.
 - D. Motorized vehicles, including but not limited to, dirt bikes, golf carts, snow mobiles and ATVs are prohibited in common areas.
2. Parking and Storage of Vehicles and other items.
 - A. Parking of boats, RVs, campers, travel trailers, utility trailers and unlicensed or inoperable cars on the street or driveways or in yards is prohibited. The only exception is for the packing, unpacking and/or cleaning of RVs, campers and travel trailers not to exceed 48 hours.
 - B. Mechanical work and/or other maintenance on vehicles must be done in the garage. Mechanical and/or other maintenance in driveways and/or streets is prohibited except for emergencies (e.g. flat tire change or jump start).
 - C. Outdoor storage of any items (e.g. lawn mowers, tractors, car parts, etc.) is prohibited.
3. Garbage and Disposal of Waste.
 - A. Garbage cans, recycling bins and other refuse must be stored in the garage and may not be placed on the curb before 5:00 p.m. the day before the scheduled pick-up. Empty containers must be removed by 9:00 p.m. the day of pick-up.
 - B. Disposal of used motor oil, household chemicals, paint and other liquid waste or hazardous material into storm water inlets, on the streets and/or in yards is prohibited.
 - C. Disposal of grass clippings and other yard waste on vacant lots is prohibited.
4. Mail Boxes.
 - A. The City of Sandwich prohibits brick, stone and masonry mail box mountings.
5. Basketball Hoops.
 - A. Permanently mounted, removable and movable basketball hoops are permitted in driveways only.
6. Fences.
 - A. Fences must be wrought iron or wrought iron look, cedar or vinyl, maximum

- height of five feet.
 - B. Only wrought iron fences will be permitted on lake lots.
7. Decks
- A. Decks may be cedar, composite or treated lumber.
8. Pools
- A. Only in-ground and kiddie pools less than 20 inches deep are permitted.
9. Sheds
- A. Sheds attached to homes with siding and shingles matching the house and constructed within the required building set-back lines will be approved.
 - B. Standalone sheds are allowed if installed in accordance with standalone shed guidelines.
10. Renting.
- A. Renting of homes is permitted for a minimum lease period of six months
 - B. A copy of the signed lease must be submitted to the Association prior to the commencement of the term of the lease.
 - C. If the lease does not indicate that the renter has been given a copy of and agrees to abide by the declaration, CCRs, by-laws and rules and regulations, a statement signed by the owner and the renter indicating same must be submitted with the copy of the lease.
 - D. Lessors will be responsible for dues and the actions of their lessees.
 - E. Homes currently being rented must comply with the above provisions (10-A,-B C and -D) before January 1, 2017 or at the next lease renewal, whichever occurs sooner.
 - F. Approvals
Architectural Review Committee (ARC) approval is required for all proposed Houses, Additions, Fences, Patios, Decks, Pools, Retaining Walls, Playground Equipment, Hot Tubs, Sheds and all external changes affecting the structure or its colors (re-shingling, re-siding, re-painting in which the color or style are changed).
 - A. Application for approval shall be made on forms provided by the ARC.
 - B. Copies of ARC Guidelines are available upon request.
11. Adoption
- A. Adopted by the Board of Directors August 13th, 2025.