

FAIR OAKS VILLAGE RULES/REGULATIONS

COMMON ELEMENT means anything outside of your unit and patio/balcony floor. Any costs incurred by the Association for damage/abuse of a common element will be billed to the appropriate party (e.g., items around dumpster, litter)

1. Single Family Dwelling – Residents of a unit shall occupy and use the unit as a single-family private dwelling for himself, members of his family, and his social guests and for no other purpose.
2. Pets – If your lease allows pets or you are an owner, then residents may keep household pets that are a breed known to not exceed 26 pounds when the pet reaches maturity. While outside of the unit, pets shall be kept on a leash and under the pet owner's control at all times. Pet owners must clean up behind their pets and discard in garbage dumpster. Pets shall not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance of unreasonable disturbance shall be permanently removed from the Condominium Property upon three (3) days' written notice from the Association to the unit owner.
3. Exterior Signs and Displays – Residents shall not hang, display, or place anything on the walls, doors, or windows of the building. Other than For Sale or For Rent signs, there will be no signs, advertisements or notices placed within the windows of a unit. Only the Association may post signs on the Common Elements. No exterior antenna, aerial, or satellite dish may be attached to the building or placed elsewhere on other Common Elements. Window fans and air conditioning units may not be installed in windows. Window coverings are to have white/off-white backing. Nothing is to be hung out windows, doors, or balconies for any reason.
4. Patios/Balconies – A patio or balcony may not be enclosed or screened. The resident will keep the patio, balcony, entrance area and other areas outside of and surrounding the unit neat, clean, and uncluttered. A patio/balcony is not to be used for storage items, boxes, excess household furniture, trash bags, etc.; ONLY standard patio type furniture is allowed.
5. Barbecue grills/Fuel storage containers/Fuel powered equipment/toys – Fair Oaks Village prohibits: grills of any kind, heating devices, and fuel storage containers to be stored anywhere on the property. Equipment or toys that use fuel are prohibited from being used or stored near and inside any of the buildings.
6. Exterior Design and Maintenance – The Association shall determine the exterior color scheme of the buildings and all exteriors and shall be responsible for the maintenance thereof and no one shall paint an exterior wall, door, window, or balcony nor any exterior surface or replace anything thereon or affixed thereto without the written consent of the Association. Unit doors and windows are Owner responsibility but must comply with Board-approved door and window design.
7. Lawn and Walkways – Nothing is allowed on the Common Elements which includes litter. Sprinkler systems are not to be tampered with by residents or owners. Lawn/Garage sales are not allowed.
8. Entrances, Hallways, Closets, and Stairs – Nothing is to be left in entrances, hallways, closets, or stairs (this includes trash bags); it is a fire hazard. Hallways are not an extension of the unit and cannot be used for a play area or loitering. Bicycles, skates, skateboards, rollerblades, etc. are not to be ridden in hallways. Electrical outlets in the hallways are for maintenance and cleaning personnel only. No smoking is allowed in hallways; go outside to smoke and be sure to bring your own ashtray. Doormats (2' by 3' size) may be placed outside your door.
9. Dumpster – Garbage must be placed in plastic bags and boxes broken down. Trash, garbage bags, and flat boxes are to be carried to and placed inside the dumpster. DO NOT put them outside your unit (i.e., NOT in hallway, patio, balcony, or on the ground) until it is convenient to go to the dumpster. Appliances, furniture, mattresses, electronics, etc. are to be hauled off the property by resident and NOT be discarded on grounds or in/around dumpsters.
10. Noise - Stereos/TV/Radios etc. volume must not disturb other residents. NOISE ABATEMENT POLICY ALWAYS ENFORCED.
11. Parking Lot - Speed limit on Colonial Drive is 5 mph – Drive with caution. There are no assigned parking spaces. Our parking is on the east and north portions of the parking lot. The rest of the parking belongs to Elevate at 604. Non-functional, derelict, non-current registration, no registration, illegally parked (on or within striped areas or on grass) vehicles are not allowed and will be towed at the vehicle owner's expense.
12. Alcohol Outside of Unit – Consumption of alcohol will not be tolerated outside of your unit and is a violation of the Rules.
13. Pool – Rules posted by Elevate at 604 must be followed or your pool privileges will be revoked.