

FAIRMEADOWS CONDOMINIUMS

COMMON AREA AND LIMITED COMMON AREA GUIDE

The following guidelines have been developed and approved by the Management Committee to assist present and future members of the Management Committee as well as the present and future Owners and Residents of Fairmeadows Condominiums. It presents a guide to the Owners and Residents on items that are prohibited and items that are accepted in the Common Areas and Limited Common Areas. Some of these items fall under a blanket approval by the Management Committee and follows Section C.4.a of the Rules and Regulations. This guide gives more information on some items to help the Owner or Resident understand what is allowed and what is not allowed. A copy of this guide will be placed in the Business Operations Manual that is found in the office.

COMMON AREA

PROHIBITED ITEMS IN THE COMMON AREA

As stated in the Rules and Regulations, the following items are prohibited in the Common Area. It must be noted that all front porches, halls in the 8-plexes and all the landscaping is Common Area.

1. **Water Fountains**
2. **Trellises**
3. **Tables**
4. **Chairs**
5. **Benches**
6. **Stools & seats**
7. **Patio Furniture**
8. **Carpet on main entrances**
9. **Lights (other than lights at Christmas)**

Other items **prohibited** in the Common Area. These items have been placed in the Common Area over the years and the Management Committee feels these items should be prohibited:

1. **Banners of any kind**
2. **Chimes**
3. **Decorative stone/rocks**
4. **Plaques of any kind (except in the 8-plexes)**
5. **Any flag other than the United States Flag**
6. **Solar lights**

7. **Yard and garden items such as, but not limited to statues, turtles, ducks, dogs, cats, wheelbarrows, frogs, birds, trolls, nymphs, deer, rabbits etc.**
8. **Planter boxes**
9. **Plastic/artificial flowers and plants**
10. **Bird baths**
11. **Bird Feeders** – The seed that is used in bird feeders is usually the kind that germinates and causes weeds and various grasses to grow in the area under the feeder. This causes problems for the landscaping personnel. Only hummingbird feeders are allowed when placed on a Shepherd's Hook.
12. **Bird houses**
13. **Weather veins**

C.4.a of the Rules and Regulations allows the Management Committee to give a blanket approval on certain items. The blanket approval for items that may be placed in the Common Area is as follows:

1. **Door mat** - only 1 at the front entry to the Unit.
2. **Hose holder** – (attached or free standing) only 1 can be placed close to a faucet.
3. **Security signs** – One small security sign may be placed near the patio gate. No more than two small security stickers may be placed in windows or on the storm door glass. One security sticker may be placed on the storm door glass in the 8-plexes.
4. **Animal signs** -1 small sign is allowed to be placed on the front windows or storm door to alert the fire department or emergency personnel that an animal is inside the unit.
5. **Nameplates** – One small nameplate may be attached to the front door and/or gate.
6. **Pots** – Only 2 small to medium pots may be placed on the front porches of Coventry and the 4-plexes and are not to impact access to the unit. Pots must be planted with live flowers/plants and are to be well maintained. No plastic/artificial flowers/plants can be used. Pots must be removed from the front porches during the winter months (November through March).
7. **Garage pots in Coventry** –Maximum of 2 medium to large pots may be displayed at the garage entrance but only live plants are allowed and must be well maintained. If annual flowers/plants are used, they must be removed during the winter months (November through March). **NO ARTIFICIAL/PLASTIC FLOWERS MAY BE USED.**
8. **Hanging flower pots/baskets** – Hanging flower pots/baskets may be displayed on the Common Area only on a Shepherd's Hook and must be well maintained. Each unit is permitted to have one Shepherd's Hook and each Shepherd's Hook may have no more than two hangers. Each hanger may be used only for the hanging of either a basket/pot or a hummingbird feeder. The hook must be located in the Common Area used for bushes and must be placed so that they are not a hindrance to the landscaping personnel when trimming the bushes. The hooks may NOT be

placed in the grass area. All Shepherd's Hooks must be removed from the Common Area during the winter months (November through March).

9. **Shepherd's Hooks** – See Number 8 above for the items allowed to be used with a Shepherd's Hook and the location where there are allowed to be placed in the Common Area.
10. **Lights** – Lights may only be displayed during Christmas (from Thanksgiving through the end of January) and cannot be attached to the building or fence in a way that will mark or leave holes that are permanent. All clips that are used to hang lights at Christmas must be taken down when the lights are taken down. The use of any type of lights at any time other than Christmas is strictly prohibited.
11. **Holiday Decorations** – All holidays, other than Christmas, may have tasteful decorations placed in the Common Area for a time period of 1 week before the holiday to 1 week after. **No lights of any kind may be used.**

LIMITED COMMON AREA

PROHIBITED ITEMS IN THE LIMITED COMMON AREA

The Limited Common Areas in Fairmeadows are different for the 8-plexes, 4-plexes and Coventry. The patios in the 4-plexes and Coventry are Limited Common Areas and the decks in the 8-plexes are Limited Common Areas. Therefore, they are broken down as follows:

4-PLEXES AND COVENTRY

1. **Trellises** – These are prohibited if they are attached to the building, fence, or storage shed in any way.
2. **Lights** – Lights may only be displayed during Christmas (from Thanksgiving through the end of January) and cannot be attached to the building or fence in a way that will mark or leave holes that are permanent. All clips that are used to hang lights at Christmas must be taken down when the lights are taken down. The use of any type of lights at any time other than Christmas is strictly prohibited.
3. **Banners of any kind**
4. **Bird feeders** – Only hummingbird feeders are allowed unless written authorization from the Management Committee has granted permission for the other types.
5. **Bird houses** – Written authorization must be given by the Management Committee.

8-PLEXES

1. **All prohibited items listed above in the 4-plexes and Coventry**
2. **Hot tubs**
3. **Medium to large water fountains** (Small table top water fountains are allowed).
4. **Bird baths**

The CC&R's state under D.10.e. Maintenance of Common and Limited Common Area:

Any attachment of an item to the building or the fence within the boundaries of a Limited Common Area shall be permitted only as set forth in the Rules and Regulations or as separately approved by the Committee upon written request from a Unit Owner.

The Management Committee knows that Owners/Residents want to make their unit and patio/deck area in the Limited Common Area feel like a home. There are a number of items that Owners/Residents have installed in the past that need some kind of screw, nail or hook to properly install it. Some of these items are, but not limited to, chimes, wind spinners, flags, plaques and hanging pots/baskets. Because these items need to be attached to the building or shed, the Management Committee requires the Owner/Resident obtain **written approval prior to any installation** of any item that needs to be attached to the building or shed. All approvals will be on a case-by-case basis. If an Owner/Resident already has an item(s) that is installed in the Limited Common Area in this manner, the Owner/Resident **MUST** fill out a **Limited Common Area Agreement Form** to obtain written approval from the Committee to allow the item(s) to remain attached to the building or shed. The Owner/Resident **MUST** also fill out a Limited Common Area Agreement Form for any new items to be attached/hung. If no written approval is obtained for an item or items, the Management Committee has the right to ask the Owner/Resident to remove the item(s) until such authorization has been granted. **THE TOTAL NUMBER OF THIS TYPE OF ITEM THAT IS ATTACHED TO THE BUILDING/SHED SHALL NOT EXCEED 4 (FOUR).**

Other items that may be placed in the Limited Common Area when the specific requirements are met are as follows:

1. **Patio type furniture**
2. **BBQ's** – Only when placed away from the unit and/or fence/railing.
3. **Wreaths** – A light weight wreath using a hanging bracket may be hung from the vinyl gate in the 4-plexes and Coventry. The bracket should be plastic to avoid any damage to the gate.
4. **Lights** – Lights may only be displayed during Christmas (from Thanksgiving through the end of January) and cannot be attached to the building or fence in a way that will make or leave holes that are permanent. All clips that are used to hang lights at Christmas must be taken down when the lights are taken down. The use of any type of lights at any time other than Christmas is strictly prohibited.
5. **Holiday Decorations** – All holidays, other than Christmas, may have tasteful decorations placed in the Limited Common Area for a time period of 1 week before the holiday to 1 week after. **No lights of any kind may be used.**