

FAIRWAY OAKS CONDOMINIUM, INC.

RULES AND REGULATIONS

Board Approved 1998 - Revised March 24, 2008, September 15, 2010, August 17, 2016

** This supersedes any other rules and regulations

INTRODUCTION:

Fairway Oaks is a single family oriented condominium. Single family residential use shall mean

Occupancy by a single housekeeping unit composed of one (1) person; two (2) people no matter how related; or three (3) or more persons all of whom are related to each other by blood, marriage, legal adoption or acting as guardian, legal custodian, or legal designee or a parent for a minor child residing within the unit, it being the intention of this provision to prohibit occupancy of a unit by three (3) or more unrelated adults while clarifying that nothing herein shall be implied or construed to permit discrimination based upon familial status, handicap, or other protected classifications under Fair Housing Laws.

The community is managed by an elected Board of Directors made up of property owners. The Board is responsible for operating and maintaining the common elements for the benefit of all unit owners. All residents must abide by all the Rules and Regulations, since infractions could cause additional expense which would eventually increase costs to the unit owner and therefore increase rents to tenants. Residents of Fairway Oaks are subject to Florida Condominium Law, Codes and Regulations of the city and county of Sarasota and the Fairway Oaks Declaration of Condominium, Corporate Bylaws as well as the current Rules and Regulations of the association. Copies of all condominium documents are available at the office at a nominal cost.

Rules and Regulations have been established for the benefit of Fairway Oaks owners and residents. They are intended to protect your investment, privacy and security.

These Rules and Regulations cover all residents whether you own or rent. We ask your cooperation to read, understand and follow these Rules and Regulations pertaining to living in Fairway Oaks,

Violations of these rules will be subject to fines determined by the Board of Directors.

Thank you,

The Board of Directors

FAIRWAY OAKS RULES AND REGULATIONS

Please be aware that other governance will be found in the Declaration of Condominium and Corporate Bylaws. All residents and absentee owners are responsible for adherence to all such rules. Violation of any rule may result in penalties. Keep these Rules and Regulations in a handy place for reference and use space between sections for additional rules that may be distributed by the Board of Directors.

All occupants and owners of each unit shall keep and obey all laws, ordinances, regulations, requirements and rules of all governmental bodies.

A. GENERAL RECREATION AREA

1. The recreation facilities are for the exclusive use of residents registered and their approved guests. Non-resident owners or their guests may not use any recreational facility. Children under twelve (12) are allowed two (2) guests with them in the recreation area and must be accompanied by the resident parent or guardian. Persons between the ages of twelve (12) and eighteen (18) are allowed two (2) guests with their resident parent's or guardian's permission.
2. No pets are allowed in the recreational area.
3. No loitering or playing is permitted on the steps or in the front area of the recreational area.
4. No alcoholic beverages or controlled substances are allowed in the recreational areas.
5. Minors under eighteen (18) are not allowed to smoke in the recreational area in compliance with Florida laws.
6. Any member of the Board of Directors, watchman or employee of Fairway Oaks is authorized to remove any resident or non-resident from the recreational areas if that person commits a violation of these rules.
7. Residents and guests using the meeting room must not violate rules, including quiet hours.
8. The use of profane and/or obscene language is not permitted.
9. No skateboards are allowed in Fairway Oaks.

B. POOL

1. Access to the pool area is by personal key only.
2. All persons must adhere to all posted rules.
According to FS 514.011 and Chapter 64E-9, which include the following regulations
 - a.) No food or beverages in pool or on pool wet deck
 - b.) No alcoholic beverages or controlled substances are allowed in the pool area.
 - c.) No glass or animals in the fenced pool area (or 50 feet from unfenced pool).
 - d.) Shower before entering pool.
3. Pool hours are 8:00 a.m. to dusk or 8:00 p.m. (whichever comes first).
4. An adult is considered anyone eighteen (18) years of age or older. Children under twelve (12) must be accompanied by a responsible adult when in the pool area.
5. No rafts, toys, balls, coins, floating or non-swimming articles are allowed in the pool, including styrofoam as the use of these items may impede the mechanical operation of the pool.
6. No loitering is allowed in the pool area.
7. Swimwear must be worn in the pool. (No cut-offs, jeans, T-shirts, diapers, etc.)
8. The deep-water rope marker is required by Florida state law and must remain attached, and is not be used as a means of support.
9. Radios are allowed provided the volume or content does not disturb others.
10. Containers for cigarettes are provided and must be used. Violators will be held responsible for damage.
11. The use of profane and/or obscene language is not permitted within the pool area.
12. Plastic bottled water for drinking will be permitted contingent on proper disposal of bottles

C. MEETING ROOM

Written Board approval is required by residents and must be obtained seven (7) days prior to use of the meeting room together with fee and deposit paid in advance for their own social functions, including minor's parties if continuously chaperoned by an adult, but may not be reserved on a continuing or scheduled basis except for Fairway Oaks community functions. Occupancy is limited to eighty-five (85) persons and must be confined to the meeting room except for arrival and departure. All functions must end by 11:00 p.m. that evening. Excessive noise will result in early termination of the function. Parking of guests must be in designated guest parking spaces only. Other arrangements are the responsibility of the person hosting the function. Contract and fees are required for exclusive use (FS 718.111 (4)).

D. SAUNAS—access not permitted at this time; when functional rules apply

1. Access to the sauna is by office, watchman or sauna supervisor.
2. Children under eighteen (18) must be accompanied by the parent or guardian and are not allowed in the sauna after 9:00 p.m.
3. Exercise space is to be kept unrestricted by equipment.
4. Saunas are open from 9:00 a.m. to 11:00 p.m.
5. No alcoholic beverages or controlled substances are permitted in the saunas.

E. TENNIS COURT

1. The courts are for tennis playing only for residents and guests; players must wear proper footwear. Any activity that may cause damage to the court is forbidden. If damage occurs, violators will be held responsible.
2. Players are requested to abide by the rules of tennis etiquette.
3. Tennis court hours are 8:00 a.m. to dusk or 8:00 p.m. (whichever comes first).
4. No alcoholic beverages or controlled substances are permitted on the tennis court.
5. The use of profane and/or obscene language is forbidden.

F. BASKETBALL COURT

1. The court is for basketball playing only by residents and guest; players must wear proper footwear. Any activity that may cause damage to the court or equipment is forbidden. If damage occurs, violators will be held financially responsible.
2. The area is open to all residents between the hours are 8:00 a.m. to dusk or 8:00 p.m. (whichever comes first).
3. No alcoholic beverages or controlled substances will be permitted on the basketball court.
4. The use of profane and/or obscene language is forbidden.

G. BUILDINGS

1. Any repair requests must be in writing and dropped off in door slot or brought into the office.
2. Advertisements, notices or signs of any type other than those approved by the Board of Directors in writing are not allowed to be displayed in a unit or on common property. (A one day exception to this rule will be permitted for the display of "Open House" sign).
3. No outdoor antennas, aerials, equipment, decorations, etc., may be **permanently** attached to any building or roof. Installation only on exclusive use only.
4. Any additions or alterations must be submitted in writing to and approved by the Board of Directors.
5. Door colors must comply with approved colors.
6. Any approved addition or alteration is to be maintained by the unit owner. If not, the association will maintain them and charge the unit owner accordingly. If this becomes a continuous problem, the

association will make necessary repairs where the violation occurs and the unit owner will be assessed accordingly.

7. Screened patios, porches and doors are to be used in the manner for which they were designed and must be maintained accordingly by owner.
8. Storage is not permitted on patios, porches or common elements.
9. No clothing, etc., is to be hung on patios, porches or common elements.
10. Window treatments must be properly installed and **non-offensive** when viewed from the exterior of the building.
11. Front and rear exterior lights must be kept on from dusk to dawn. (use of solar light, photo cell, or other energy saving lights, and timers are encouraged)
12. No cracked or broken windows are permitted.
13. Only board approved window film will be permitted.
14. Unit owners must check with their insurance carrier regarding items excluded from coverage under the Fairway Oaks insurance policy (i.e. electrical fixtures, appliances, air conditioners or heating equipment, water heaters, built-in cabinets, etc.) contained within the individual units.
15. Hurricane shutters are allowed and must be approved by the Board of Directors. They must blend with the colors of the building, professionally installed, must not cause damage to the buildings and must be properly stored upon removal. Any permanent installation brackets must not be unsightly and must not cause damage to the building and must be maintained by the unit owner. Hurricane force window film professionally installed will also be permitted.

H. GROUNDS

1. Personal belongings (i.e. toys, bikes, etc. are not allowed on the common grounds) will be removed and stored for a period of five (5) days. If redeemed, a charge of \$5/day will be made for the service. If not redeemed in five (5) days, the item will be disposed of and a service fee will be charged to the unit owner.
 - a.) No bicycle riding after dark without proper lighting.
 - b.) No sports or games are allowed in the streets or on the grassy areas.(i.e. soccer, football baseball)
 - c.) No skateboarding is allowed in Fairway Oaks.
2. Barbecue grills must be 10 ft. from building when in use or not in use pursuant to Sarasota County Code Enforcement Ordinances No. 93.006, and Chapter 162, Florida Statutes, empowered by County Ordinance 2000-052.
3. Damage to common elements by willful neglect, accident or vandalism will be charged the replacement value of damaged caused to the person(s) responsible or their legal guardian. Non-payment of these charges will result in legal action.
4. No items of any kind, (i.e., laundry, signage) are to be hung in the trees or on the fences or wall nor are the trees or fences or wall to be climbed.
5. Residents must comply with city noise ordinances in effect.
6. No alcoholic beverages or controlled substances are permitted on the common grounds.

I. MOTORIZED VEHICLES AND PARKING

1. All vehicles using the streets and parking areas of Fairway Oaks must have a current license tag issued by the state of Florida or applicable state or province.
2. All vehicles must display an authorized parking decal to be affixed in the lower right corner of the rear window or a temporary parking permit on rear view mirror. Upon residency, you are required to present your vehicle registration and picture ID to register your vehicle with the office to receive a vehicle decal/s.
3. Any vehicle without a parking decal or temporary permit will be considered illegally parked and will be towed at the owner's expense.

4. Mini-bikes, dirt bikes, go-carts or off-road vehicles may not be parked, operated maintained or stored in Fairway Oaks.
5. Vehicles using the streets in Fairway Oaks must be muffled in accordance with local ordinances.
6. Trucks parked in Fairway Oaks shall not exceed seventeen (17) feet in length and are limited to one-ton, clean and non-commercial.
7. No boats, boat trailers, utility, motor homes or campers will be permitted on the property except for vehicles temporarily approved for loading or unloading.
8. Any repair on motorized vehicles is prohibited. (allowance will be for emergency only, i.e. battery)
9. Motorcycles shall not be permitted on the streets or premises of Fairway Oaks.
10. Maximum number of permanent vehicles allowed per unit is limited to three (3), other than bicycles.
11. Vehicles parked on the grass will be subject to being towed without notification at the owner's expense.
12. Vehicles must be non-offensive and with no unsightly damage or broken windows.
13. Parking spaces in front of the recreation complex are to be used for authorized motor vehicles only and may not be used for overnight parking. Loitering in cars in that area is prohibited.
14. Parking is allowed only in designated parking areas.
15. Each unit must use only their own numbered, allocated and assigned parking spaces.
16. Guest spaces are "FIRST COME."
17. Any vehicle without current license or a vehicle not operable or in any violation of the rules and regulations may be towed without notice at the owner's expense.
18. No double parking is allowed.
19. Excessive noise is not permitted (i.e. mufflers, radios).
20. No commercial vehicles displaying advertisement for pecuniary gain are allowed on Fairway Oaks property except in the case of doing repairs or authorized work on buildings or grounds.
Please read City Ordinance. (*City Commercial Vehicle Ordinance, Section VII-214 of the city code.*)

J. PETS

1. No pets are allowed other than one (1) domestic cat or one (1) dog under twenty-five (25) pounds adult weight and no more than two (2) small birds (such as canaries or parakeets).
2. All dogs must be leashed at all times when outdoors. **Residents are responsible for cleaning up after their pets. No pet food is to be left outdoors at any time.**
3. Pets must use the doggie walk as provided behind the fence at the north end of the Fairway Oaks Condominium, Inc. property.
4. Pets must **not** be tied to trees, shrubs, stakes, sprinkler heads or any restraining device. Bird cages are not permitted on the common grounds and building exterior.
5. Owners of pets assume full responsibility and liability for injury or damage caused to persons or property by their pets.
6. Restraining cages approved by Animal Control will be used to enforce loose animal regulations.

K. PURCHASING, SELLING AND RENTING OF UNITS

1. A unit may be purchased or rented only after receiving approval by the Approval Committee, (*Ref: Declaration of Condominium-Article 11.*)
Any unit owner who rents to a tenant or sells to a purchaser without prior approval is subject to a denial of approval and or penalty.
 - a) The Approval Committee may not, on instruction of the Board of Directors, approve an application for sale of a unit to be used as a rental unit, if the Condominium in its entirety is over the directive provided within the by-laws.
 - b) A copy of the lease agreement or sales contract must be brought in with the application form.
2. Subleasing, whether by verbal or written agreement, of all or a portion of the unit is prohibited.
3. Prospective renters or purchasers must obtain a rental or buyer application at the office or from a

member of the Approval Committee.

4. Pets and vehicles must be viewed and approved by the Approval Committee.
5. The number of persons allowed per unit is as follows:
 - 2 bedroom townhouse - four (4) persons
 - 3 bedroom townhouse - six (6) persons
 - 4 bedroom townhouse - eight (8) persons
6. Fairway Oaks Approval Committee must approve the rental agreement.

L. MAINTENANCE FEES

1. All maintenance fees and special assessments must be paid on time. The fees or assessments should be mailed or hand delivered to the office.
2. Delinquent accounts are subject to legal enforcement as per the documents of Fairway Oaks.

M. GENERAL

1. All children age five (5) and under must be accompanied by an adult when outside their unit.
2. Curfew for minors under eighteen (18) is 9:00 p.m. after which they should be indoors
3. Quiet hours are between 9:00 p.m. and 8:00 a.m.
4. No weapons may be used in the area, including but not limited to BB guns, sling shots, air guns, knives, bow and arrows, or tasers, etc.
5. For everyone's safety, it is the responsibility of parents or guardians to be mindful of endangerment or inconvenience of neighbor by properly storing bicycles and toys, etc. inside or behind ones unit when not in use.
6. No soliciting is allowed.
7. Board meetings are scheduled for one evening every other month and are held in the meeting room at 245 Amherst Avenue. The day and time of any Board and/or unit owner meeting shall be posted timely in the Fairway Oaks office window. Audience participation will be limited to speak three (3) minutes at a time and may speak two (2) times per subject. All requests and complaints must be in writing and mailed or delivered to the office. All Board meetings are open to members. Meeting occurs on the third Wednesday of the month unless otherwise duly noticed.
8. Residents must assume responsibility for their quests. Guests must be accompanied by a resident at all times anywhere on Fairway Oaks property.
9. Overnight guests must be registered with the night watch person.
10. Any non-residential use, commercial use or any use of a unit where an owner or tenant is obtaining monetary benefit is strictly prohibited.
11. Owners may inspect official records within five (5) working days after the receipt of a written inquiry by certified mail to the Board at 245 Amherst Avenue, Sarasota, Florida, 34232, the Board shall respond in writing to the unit owner within 30 days of receipt of said inquiry.
 - a.) Inspection will be in the presence of a Board member or volunteer proctor at a reasonable time agreeable to both parties
 - b.) Allowable records may be copied at a charge of twenty-five (25) cents per copy.
(Refer to Second Amended And Restated By-Laws, Article 10, Section 10.2 Unit Owner Inquiries).
12. Each owner will be limited to one (1) request every thirty (30) days.
13. Each request will be limited to four (4) specific items which must be in writing.
14. Specific items will be limited to once every ninety (90) days.
15. All viewing sessions will be limited to three (3) hours.
16. All owners must provide a key to the office. (see article 6 (6.1) Right of Access)