

# FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC.

## SUMMARY FOR RESIDENTS

Welcome to the Fairmont Place Homeowners Association! As a new resident to our community you should have received at the closing or from the previous owner, our Associations' documents that clearly outline the rules by which our community functions. **It is very important** that you familiarize yourself with these so as to avoid any misunderstandings that might develop at a later date. To make your transition to our community as smooth as possible, we have listed below answers to the most commonly encountered questions. While it is not a substitute for reading the documents, they should give you a good start as you settle into our community.

- Refuse pickups are on WEDNESDAY and SATURDAY.
  - On **WEDNESDAY**, refuse AND recyclables are BOTH picked up.
  - On **SATURDAY**, ONLY refuse will be picked up.
- Clippings and fallen branches are ONLY picked up on SATURDAY in the a.m.
  - Please place them at the curb for pickup on **FRIDAY NIGHT ONLY**.
- **Any work you plan to do on the exterior of your home** must be approved by our community's Architectural Review Committee **PRIOR** to the beginning of any such work.
  - This committee meets on the 2nd Friday of each month or the Friday before the monthly Board Meeting in the clubhouse at 9:30 a.m. Application forms for such changes can be obtained in the Fairmont Place Office located in the Clubhouse.
  - The forms are available in a wall pocket located on the left side of the office door and on the left entry table. The office is open Monday through Friday from 9:00 a.m. to 12:00 p.m.
- Our community does not allow overnight street parking.
  - Please be sure to take your vehicle off the street before you retire for the evening.
  - Parking on the grass, or parking with your vehicle facing the wrong direction is not permitted at any time.
  - The Fairmont Club parking lot allows for parking only when using the clubhouse and recreation facilities.

- There is no parking anytime when not using the clubhouse/recreation facilities and no overnight parking.
- No signage is allowed including but not limited to: political, sports teams or “for sale” signs.
  - The only exception is security company signs which must be placed within 10 feet of your entry door.
- Our community’s landscaping crews will maintain your lawn and builder installed trees and plantings.
  - They **WILL NOT**, however, maintain any additional approved plantings or trees or beds installed by you OR the previous owner.
- Our community provides pest control services to protect the plantings and lawn of your home.
  - It is the solely the owner’s responsibility to contract for an exterminator to control pests that are inside your house.
- Only one dog or cat weighing less than 20 lbs. at maturity will be allowed per household.
  - Owners must obtain a pet permission agreement from the board of directors **PRIOR** to bringing a pet into your home.
  - Guests and Visitors may not bring a pet into the community nor may a resident “pet-sit” for non-residents.
  - Whenever your dog is outside, it must be on a leash.
  - Each pet owner is responsible for cleaning up their dog’s excrement.
- Requests for sod, plant replacement, exterior pest control or irrigation repairs are available at our clubhouse in a wall holder outside the office door to the left.
  - Please place the work order form in the office door drop slot.
  - You may also call the office 561-732 9605.
- To let a visitor or service person YOU want to enter the community through the gate, they must call you using the call box located at the gate and dialing your number code.
  - They can get the code number from you or from the directory listing at the gate call box.
  - The visitor at the gate **CANNOT** call you directly - they must call from the gate call box using the directory code. You can then open the gate from

your phone by pressing the number nine (9) on your phone and then the phone will hang up.

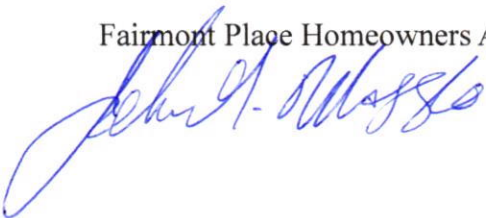
- If you have purchased a three bedroom home, the planter outside the front bedroom window **DOES NOT** receive irrigation.
  - It is the owner's responsibility to water this planter if plantings are to be successfully maintained in that location.
- If there is a fruit tree on the property you purchased, it is your responsibility to dispose of the fallen fruit.
- Our board of directors are scheduled to meet on the 3rd Wednesday of the month in our clubhouse.
  - This meeting is open to all homeowners.
- If you log onto our website: <https://www.fairmontplaceonline.com> , you can file maintenance requests/work orders and ARC (Architectural Request) forms electronically. In addition, you have access to Association documents, financial reports, meeting minutes and the monthly Communicator.

There are undoubtedly many more questions and issues that will arise. Do not hesitate to call the Fairmont Place office at (561) 732-9605. Our Association Property Manager, Carlos Dansby is on site from 9:00 a.m. until 12:00 p.m. Monday - Friday. You may also contact us by e-mail at: [fairmontplace@bellsouth.net](mailto:fairmontplace@bellsouth.net). If there is no one present in the office, you may leave a message on the office answering machine.

Thank you,

John Maggio, President

Fairmont Place Homeowners Association

A handwritten signature in blue ink, reading "John G. Maggio", is written over the printed name and title.