

IMPORTANT CHANGES AND INFORMATION

NEWLY ADOPTED POLICIES

CC&R's

The Board of Directors, per provisions in your CC & R's under the Section 15 on page 8, has adopted a monetary fine system for violations of the CC & R's. If you have renters or utilize a property manager, please make sure they are fully aware of these rules. You can download the by-laws and CC & R's at www.fohoa.org. When a violation of the CC & R's occur, you will be sent a letter, in which you will have 15 days from receipt to correct the issue(s), and/or ask for a hearing if you do not agree with the allegations. A hearing will be granted within 30 days from request. Per the governing documents, the majority of the Board of Director's will make a final decision. If you are found to be in violation of said rules, you will be given 10 days from date of hearing to make corrections. If corrections are not completed within said time-frames, you will be assessed a fine of \$50.00 and \$5.00 each day thereafter that the issues are not corrected. If it becomes necessary for the Association to step in and correct the issue after all time frames are exhausted, you will be billed the actual cost of corrections in addition to the adopted fine. This will come under the reimbursement assessment clause as well.

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#### **TERMITES and DRY ROT**

Earlier this year, the Board was presented with a situation at the Fairway Oaks at Stallion Springs complex which had not been addressed since conception in 1985. In a sale of a property, there were termites and dry rot found on said property. The bill to correct damage was very large. In order to determine if the Association was responsible for this bill legally and in order to protect the monies of all 49 owners, the Board sought legal counsel on this issue. Counsel reviewed our CC & R's, and it was determined that termites ARE the responsibility of the owner of the property regardless of location upon said property. Within the CC & R's, owners are responsible for doors, windows, patios and flowerbeds around their units. Previous boards years ago took on the maintenance of the patios, therefore putting the Association in a position of what should happen moving forward as the units age. In order to maintain consistency throughout the project, the current board has determined to continue to maintain the patios as in the past, but will limit the costs to the Association with the following adopted resolution on Oct. 13, 2013.

***“Upon a sale of any residence within the Fairway Oaks, and dry rot is determined to exist by a licensed pest inspector, the limit of any funds payable by Fairway Oaks at Stallion Springs will be limited to the maximum of \$1000.00 per transaction. All issues arising from termites or any other form of damage caused from pests or mold will be solely the responsibility of owner of said property.”***

***The board encourages owner(s) to have their properties inspected by a licenced pest inspector, to prevent large repair bills in the future.***