

Fairway Port Rules

Fairway Port Condominiums Association would like to welcome you to a community that provides access to a wide variety of amenities such as golf, tennis, boating, fishing, swimming, stables and storage. We take pride in our community. In order to ensure the best possible conditions for all who are living in the complex, please become acquainted with your neighbors and respect their rights to peaceful living conditions.

The Rules and Regulations were compiled for the purpose of protecting your property and to make Fairway Port a comfortable and pleasant place to live. Your cooperation is essential in accomplishing this. Please abide by the rules for everyone's benefit.

If you have any questions call Fairway Port, Inc. at 281-328-7231.

1. General Provisions

1.01 No unit owner shall occupy or use a unit or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence.

1.02 No noxious, unhealthful, unsanitary, or offensive activities shall be permitted to exist in any condominium, on the subject land or any of the Common Elements. Nothing shall be done on or within the development that may be or may become an annoyance or nuisance to the residents of Fairway Port.

1.03 Damage to the buildings or common areas caused by an owner, his/her tenant, guests, children or pets shall be the responsibility of the owner. Repairs must meet with the Fairway Port Board of Director's approval. All repairs must be affected promptly.

1.04 Members of the Board of Directors or their Agent have the right to inspect any aspect of Fairway Port, which could adversely affect the complex.

1.05 Members of the Board of Directors have the right to enter any unit in an emergency, which in the judgment of the member, present an imminent risk of harm or damage to the common elements, another unit or the occupants.

2. Architectural Guidelines

It is imperative that Fairway Port, Inc. maintains consistent and acceptable architectural standards and that the aesthetic appeal of the condominiums be held to the highest standards.

2.01 No addition, alteration, replacement or repair shall be permitted to the buildings or common area without the written permission of the Fairway Port Board of Directors.

2.02 Exterior doors must be smooth, metal-clad with no windows and equipped with standard antique or brass knobs (no aluminum or stainless steel finish).

2.03 Storm doors may be installed provided the following conditions are met:

- Written permission from the Board of Directors is received.
- Storm doors may be installed with plain, full glass or part glass and part screen and made of aluminum and glass.
- Storm doors must be painted the same color as the trim on the building.
- Maintenance of the storm door shall be the responsibility of the owner. Failure to maintain the door in good repair will result in a request to remove or repair the door. If the request is not honored, an agent of the Board will remove the door and the owner will be assessed.

2.04 Window, door coverings or shades are to be of neutral color. No sheets, blankets or other articles will be permitted as coverings for sliding glass doors or windows.

2.05 Broken windows must be replaced within ten (10) working days. If not repaired, the window will be repaired and the owner assessed the costs of repairs.

2.06 Doors, window and screen replacements frames must be bronze. (See Section 2.01)

2.07 Replacement windows must be the same grid pattern as the original windows. Owners replacing windows are responsible for all damage that may result from the window replacement. The outside affected area must be immediately repainted.

2.08 Exterior lights must be in proper working order and not in disrepair. The Board must approve exterior lights prior to installation.

2.09 No item (i.e. Christmas decorations, etc.) may be temporarily attached to Hardipanel or trim. Board approval is required for permanent attachments.

2.10 As required by our insurance company, chimneys should be cleaned annually.

3. Balconies, Patios and Porches

3.01 The balcony, porch and patio of each unit are a visual part of the common area with an easement for the exclusive use of the resident of the unit. Residents must keep these areas, uncluttered and neat. Storage of large or unsightly objects is NOT permitted.

3.02 Trash and garbage must not be left on balconies, patios or porches.

3.03 Plants, hanging baskets, birdfeeders, birdhouse, wind chimes, or decorations are NOT permitted to extend beyond the railing. If it falls, it should land within the boundaries of the balcony or porch and should not endanger anyone below the balcony or porch.

3.04 All plants are to be placed within the patio or balcony on the floor in saucers or on stands in such a manner as to not cause damage to the building or become a hazard.

3.05 Balcony floors must be kept clean in order to prevent damage to the building. Trash should not be swept off the edge of the balcony.

3.06 Toys are to be removed from the common areas and are NOT to be stored on patios or balconies.

3.07 Bicycles, scooters, or other vehicles or toys, coolers, mops or other personal articles shall NOT be left in any of the common areas or on porches, patios or balconies.

3.08 The Board of Directors must approve any storage units placed on patios or balconies.

3.09 Pets are NOT to be left unattended/unsupervised on patios or balconies.

4. Fire Hazards

4.01 Outside cooking grills and burning pits must not be used within ten (10) feet of any building of the complex.

4.02 Our insurance prohibits the use or storage of grilling devices and burning pits on upper porches or balconies.

4.3 Smoke detectors must be installed in all condominiums and maintained in working order.

4.4 Fireworks, firecrackers, or any pyrotechnic devices shall not be discharged on Fairway Port property.

5. Grounds

All residents are asked to help keep our plants healthy by watering during excessively dry periods. Please take responsibility for the areas in the front and rear of your residence and for common areas nearest you.

5.01 Water hoses must be stored on a hose hanger.

5.02 Ball playing is not allowed near the buildings.

5.03 Items (i.e. lawn furniture, pools) that may cause damage to the grounds are not to be placed in the common areas.

5.04 Cigarette butts, trash or litter must be disposed of in appropriate containers and not in the common areas.

5.05 Residents may plant annual or perennial type blooming plants (excluding vegetables and fruits) within their original beds, provided the borders of the bed are not extended beyond the existing limits. Additions must be compatible with the landscape design. However, the Board reserves the right to request the removal of any plants that are not maintained and may order their removal following a 30-day notice to the owner.

5.06 Residents wishing to plant other flowers, trees, or shrubs inside or outside of existing beds must obtain written permission from the Board before planting. Once permission has been granted it is the resident's responsibility to maintain the plantings and bed (i.e. pruning, weeding, etc.). If the beds are not properly maintained, it is the Board's right to revoke permission and have the bed returned to its original state at the owner's expense.

6. Noise

6.01 There is no soundproofing between floors. Please be considerate of your neighbors by not running vacuum cleaners, using exercise equipment, using dishwashers, walking heavily, or any other loud activity **between 10:00 pm and 8:00 am**.

6.02 Excessively loud noises or disturbances are prohibited. Audio/visual equipment, musical instruments, power tools, party activities and other sources must be restricted at all times to a level that does not disturb other residents. Be considerate of others and remember that your neighbor may not keep the same hours as you.

7. Parking Areas

Vehicles may only be towed by authorized members of the Board of Directors.

7.01 The speed limit is 10 mph.

7.02 Boat, boat trailer, travel trailer, camp trailer, house trailer, mobile home or similar property shall NOT be stored on the Common Elements.

7.03 Vehicles not classified as family transportation are prohibited in the parking area. All motorized vehicles must be maintained in proper working order and must comply with all state and county codes and regulations.

7.04 Each condominium has one assigned parking space.

7.05 Motorized vehicles must be parked in a designated/lined parking space.

7.06 Vehicle should not extend beyond the curb.

7.07 Parking in fire zones, red zones, on the grass, or in spaces assigned to other residents is prohibited and the vehicle will be towed at owner's expense.

7.08 Unassigned spaces are available on a first-come, first-served basis for residents, condo owners, and guests.

7.09 *All vehicles parked in unauthorized areas will be towed at owner's expense without notice.*

7.10 Motorcycles owned by residents must be parked in the front of their assigned parking spaces. Motorcycles owned by guests must be parked in an unassigned parking space.

7.11 Residents and their guest(s) must refrain from playing their car radios in the parking lot at a level that will disturb others.

7.12 Playing in the parking lots, i.e. riding skateboards, is not permitted.

7.13 Oil changes or major mechanical work of any nature, except for emergencies (tire changes, jumping batteries, etc.) is not permitted within the common areas or parking lots.

7.14 Washing of vehicles is not permitted in Fairway Port.

7.15 Vehicles are not allowed on the grass or sidewalks when moving in or out and may not be backed up to the porch or patio.

8. Pets

8.01 Pet owners must comply with Harris County laws with respect to the control and health of your pets. Dogs must be kept on leashes and walked to the outer perimeter lawns (next to the roadways) or across the roadway. The pet owner/walker must promptly remove any litter deposits on lawns, sidewalks or other common areas. Please allow a clear lawn for everyone's enjoyment.

8.02 Pets may not be staked outside or left on patios or balconies unattended.

8.03 Dogs that continually bark or disturb other residents are considered a nuisance and, if not resolved within a timely manner, will result in the resident/owner being asked to remove the pet from the premises.

8.04 Raising, breeding, training or dealing in dogs, cats or other animals shall not be permitted in or from any condominium.

If you have a problem with unleashed animals, call Harris County Veterinary Public Health at 281-999-3191.

9. Plumbing

9.01 Cooking grease, rice and pasta (ramen noodles, spaghetti, etc.) may not be disposed of in the condominium drain system.

9.02 Sewer stoppages caused by the owner, his/her tenant, guests, or children will be the responsibility of the owner.

9.03 Corrosives (Drano, Liquid Plumber, etc) may not be used in the condominiums.

10. Satellite Dishes and Cable Connections

10.01 An Architectural Request must be submitted to the Fairway Port Board of Directors and approved prior to installing a satellite dish or cable connection to any unit.

11. Signs

11.01 Signs may not be displayed on the common grounds.

11.02 For rent or for sale signs are permitted if placed inside a condominium window.

12. Stairs and Walkways

12.01 Stairs must be kept clear of leaves and pine needles.

12.02 Riding of bicycles, skateboards, roller skates or roller blades is not allowed on walkways.

12.03 No means of ingress and egress (i.e. stairs and walkways) shall be obstructed.

13. Trash

13.01 No trash, ashes, rubbish, garbage or any other refuse shall be thrown, dumped, maintained or otherwise allowed to exist in any unit, porch or balcony or upon the land or any of the Common Elements. (R14.6)

13.02 Residents may only dump trash generated in the condominium complex.

13.03 Trash must be disposed of in the large dumpsters. Do not leave trash outside the dumpster. Boxes are to be broken down before placing in the dumpsters. Biodegradable waste is to be bagged before placing in the dumpster. Trash left within the enclosure and not in the dumpster is subject to the unit owner being charged for their removal. No individual trash containers are allowed in the common areas.

13.04 Excessive filling of the dumpsters is prohibited. Owner/tenant will be assessed charges incurred when dumpster has to be emptied early

13.05 Appliances, mattresses, furniture and large household items may not be placed in dumpsters. The trash company will not remove these items. Owners/tenants will be assessed the cost involved in removing these items.

13.06 Hazardous materials, such as paint or oil, may not be placed in the dumpsters or enclosure or sewer system.

14. Penalties

14.1 The Board of Directors will enforce rules.

14.2 Owners will be subject to monetary penalties or appropriate legal action for repeated violations

14.3 All occupants shall be provided a copy of the current rules and the condominium owner or his designated agent shall provide proof of receipt of the rules upon request.

- For all emergencies call 911
- Harris County Sheriff Department non emergency number is 713-221-6000
- For information concerning the Fairway Port, Inc. call 281-328-7231

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