

RULES AND REGULATIONS FOR FAIRFIELD

The following Rules and Regulations supplement those contained in the Declaration of Covenants, Conditions and Restrictions for Fairfield (the "Declaration"). They are applicable to all occupants of Units, Unit Owners, Guests and Renters. The Rules and Regulations may be modified or amended in anyway the Board of Directors of the Association feel appropriate and necessary, without further notice. All capitalized terms herein shall have the meaning referenced or defined in the Declaration.

1. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner.
2. Each Unit Owner's personal property must be stored within the Unit or designated storage areas. The Association may restrict inappropriate outdoor furniture or other personal property from remaining on the property in view of the street or surrounding Units.
3. All vehicles owned by residents must be garaged or parked in the driveway. No vehicles shall be permitted to be parked overnight in any street, Community parking lot, alley way or right of way of any kind. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail.
4. No Unit may be rented for a term of less than six (6) consecutive months without approval of the Board, provided however, the Developer may lease or rent any Unit owned by Developer for any period of time and from time to time without Board approval.
5. No boats, trucks over 14 tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Elements for a period of more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage, nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association or the Developer in the properties, except within a building where totally isolated from public view.
6. No Unit Owner shall make disturbing noises or permit his family, renters, servants, employees, agents, visitors or licensees to do so. In particular, no Unit Owner shall play (or permit to be played) in his Unit or on the Common Elements appurtenant to it, any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.
7. No radio or television installation or other electronic equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.

8. With the exception of signs used or approved by the Developer, no signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Common Elements or any part of a Unit so as to be visible outside the Unit. Additionally, no awning, canopy, decorative shutters, air-conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, windows, roof or other portions of the Unit or on the Common Elements.
9. No storm or hurricane shutters may be installed by a Unit Owner except for those that comply with specifications, design, color and style approved by the Architectural Review Committee. No storm or hurricane shutters may be lowered except as needed for storm or hurricane protection or for maintenance and repair.
10. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage and furnishing the Association with the name(s) of that firm or individual.
11. Employees of the Association are not to be engaged by Unit Owners for personal errands that are not within the scope of the applicable employee's duties. The Board of Directors shall be solely responsible for directing and supervising any employees of the Association.
12. Garbage, Yard Waste and Trash Disposal Containers: Must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and other refuse shall be placed only in designated areas.
13. In addition to the restrictions in Section 10.08 of the Declaration and other provisions of the Declaration regarding pets, no dog or cat shall be permitted outside of its owner's unit unless attended by an adult and on a leash not more than six (6) feet long and further provided, while outside, dogs and allowed pets shall not be permitted to bark or otherwise become a nuisance or annoyance to a neighbor. Pets are not permitted on any part of the Common Elements except when they are leashed and being walked or transported directly off the Property or directly to their owner's Unit. Pet owners are responsible for cleaning up any mess created by their pets within the Subdivision. Excrement which is not picked up shall be deemed a nuisance hereunder. Any pets, whether from number, disposition or otherwise, that cause, create or contribute to a nuisance or unreasonable disturbance or annoyance, may be required to be permanently removed within then (10) days of receipt of written notice from the Board to the owner or other person responsible for such pet. Animals are strictly forbidden in the Splash Park.
14. Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of a Unit Owner or occupant to comply shall be grounds for legal action that may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions.

15. Yards and Landscaping. No changes to the grass/sod yards or landscaping shall be permitted except as approved by the Architectural Review Committee. All Unit Owners shall properly maintain all grass/sod and other landscaping, including but not limited to, timely cutting, mowing, trimming, weeding, and watering (as permitted by County restrictions) of all grass/sod and other landscaping. Failure to properly maintain your lawn may result in the Association completing the maintenance and billing the homeowner as a supplemental assessment and/or fine.
16. Windows & Shutters- No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one week after an Owner first closes on a dwelling or when permanent window treatments are being cleaned or repaired.
17. Front Entry, Service, Patio & Garage Doors- Garage doors must be kept closed at all times except when in use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open.
18. Exterior Lighting- Yard lamps placed in front of single family homes and townhomes (excluding cottages) may not be removed. They must be in working order and lit from dusk to dawn. They must be replaced with a fixture of the same specifications as others in the neighborhood. Blinking and colored bulbs are not permitted.
19. Play Equipment: Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house and should not exceed eight-feet in height and must be screened from neighbors and public view. They must be approved by the ARC. Basketball Hoops must be portable and stored out of sight when not in use. Permanent (affixed to house) basketball hoops are not allowed.
20. Decorations: Decorations are a homeowner's option. Decorations, lights, flags and other decorations customary for holidays and special events are welcome. They must be *temporary* in nature and can be regulated by the ARC as to quantity and how long they may be in place. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.
21. Decorative Items: Accessory structures, sculptures and decorative objects such as bird baths, English globes and fountains are prohibited in the front yard.
22. Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. They must be approved by the ARC.
23. Drying Clothing: Strictly prohibited in yard space, however it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily but should not be visible from the street.
24. American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag which is no larger than three feet by five feet. The American flag must be flown in accordance with Federal Statutes.