

Fairway Village Residents' Association



Rules and Regulations

(04/09/2024)

Rules, Regulations and Select Policies and Procedures

04/09/2024

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Section 1

Rules and Regulations

April 9, 2024 (approved by BOD)

**FAIRWAY VILLAGE RESIDENTS' ASSOCIATION, INC.
RULES AND REGULATIONS**

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INTRODUCTION

AS A CONDITION OF OWNERSHIP IN A COOPERATIVE, EACH INDIVIDUAL REALIZES THAT CERTAIN RESTRICTIONS SHALL APPLY. These Rules and Regulations are to be observed by all residents, renters, visitors, and their guests. They are intended for us to live together in harmony, to ensure our safety and welfare, to enhance the value of our community, and to provide for the efficient operation of Fairway Village.

Revisions in the attached Rules and Regulations were adopted by the Board of Directors on April 9, 2024 and supersede and cancel all previously printed Rules and Regulations.

To these ends, it is the shareholders' responsibility to be sure that they and their renters, visitors and guests comply with all rules and regulations. The FVRA Board of Directors shall enforce these rules and regulations. Failure to comply with these rules and regulations may result in a hearing by the fining committee, a fine as stipulated in section 31 of this document, and/or legal action.

1. RESIDENCY REQUIREMENTS

1.1 Fairway Village is a community for older persons (55+). Therefore, the age requirements of all Federal and State Housing Laws shall apply. One resident in each home must be fifty-five (55) years or older. A second resident is permitted between the age of fifty (50) and fifty-five (55) years of age. The Board of Directors may grant hardship or other appropriate exceptions to any individual who is under fifty (50) years of age, provided any such exceptions must be in compliance with State and Federal Laws.

1.2 No more than two (2) persons may occupy the home. Any exception requires a written approval of the Board of Directors, on a case-by-case basis.

1.3 Prospective shareholders and renters are required to complete, sign, and date the "Application for Occupancy Approval" form available at the FVRA office. Shareholders/Buyers must attend an orientation by the FVRA Board prior to closing on purchase of a home in Fairway Village. Renters must attend an orientation meeting as a mandatory condition of renting a home in Fairway Village.

2. HOME SALES

2.1 Shareholders seeking to sell their home/share by themselves or through a Realtor shall advise all participants involved in the sale of the Residency Requirements at the initiation of any sales activity and must furnish prospective buyers a copy of applicable FVRA governing documents.

2.2 Home sales must be in compliance with Florida Real Estate Statutes and the Fairway Village requirements for age and number of occupants. See Rules and Regulations #1.

2.3 FOR SALE signs are to be posted only on an inside window and must not exceed 18"x24". Limit to 2 signs.

2.4 Open houses are permitted for a maximum of two hours between the hours of noon and 4 pm. No additional signage, balloons, or other decorations are permitted in the park.

2.5 All prospective buyers or those involved in property transfers should be directed to the FVRA office by the shareholder and/or Realtor to complete the required paperwork within 7 days of a written contract or agreement for sale.

2.6 Any new buyer who owns an animal must report the animal to the office and complete proper paperwork.

3. SITE MAINTENANCE

3.1 Shareholders must maintain their homes and home-site footprint, except grass maintained by lawn maintenance, in a well-kept manner. The shareholder is responsible for exterior maintenance of the home. Quarterly property inspections of shareholder units are conducted. These inspections include, but are not limited to, inspection for the following: (1) Dirt/Mold on the home; (2) Weeds or grass in planter beds, carport/driveway or patio area; (3) Shrubs/trees that need trimming; (4) Storage in carport, or other open areas; (5) Mildew on private walkways or driveway; (6) Debris in gutters; (7) Grass or weeds around utility box/cable box or other areas of the home not maintained by the landscapers; (8) Maintenance of exterior items of homes such as awnings, shutters, windows, screens, gutters, downspouts, bricks, decorative blocks and driveway.

3.2 Lawn mowing, edging, trimming, fertilization, and insect control in common areas is provided by the Corporation.

3.3 The shareholder is responsible for the care and harvesting of fruit trees listed on the Lot Evaluation form and for maintaining planters on the home-site.

3.4 Shareholders/Renters leaving for a period exceeding two (2) weeks must notify the office of their leaving and indicate who is responsible for their home-site during their absence.

3.5 No material which is not designed and customarily intended for use as a window treatment shall be used as a window treatment or covering. Reflective materials when visible from the outside are prohibited regardless of whether such material is designed to be used as a window treatment.

3.6 When not in residence for a period of 30 days or more, or when an immediate mandatory evacuation for a hurricane or tropical storm, all exterior items weighing less than 150 pounds which are not permanently attached to the home must be stored in the home, shed, or enclosed screen room and is the responsibility of the shareholder of the home.

3.7 Propane and charcoal cooking grills may be stored in the carport but must be secured to prevent movement during a windstorm and be in compliance with all State and Local Laws and all current ARC Policies and Procedures.

3.8 Propane fire pits and propane or electric patio heaters may be stored in the carport but must be secured to prevent movement during a windstorm and be in compliance with all State and Local Laws and all current ARC Policies and Procedures.

3.9 Temporary Holiday Display

a. Temporary holiday displays shall be located entirely within the lot footprint planter box and the grass portion of the front setback from the front of the unit to the edge of the adjacent sidewalk. Displays shall not encroach beyond the width of the unit or prevent access to adjoining lots.

- b. No electrical cords or other obstructions shall be placed on paved walking surfaces.
- c. Seasonal decorations will only be permitted 1 month prior to a holiday and must be removed within 2 weeks after the holiday.
- d. Residents are responsible for ensuring that displays and decorations do not interfere with the Association's regularly scheduled ground maintenance such as mowing, edging, weeding, pest control and turf fertilization.
- e. Any displays or decorations that obstruct or impede the Association's maintenance responsibility may be removed by the Association. The residents shall be responsible for any damage or loss associated with such removal, including vendor's equipment.
- f. Requests to use any area for displays or decorations other than that described above shall require written approval by the Board of Directors.

3.10 No items may be placed for sale (or free) on curbs, sidewalk, common areas or in the carport.

3.11 All political signs/images must be located entirely within the lot planter box or inside of the house windows or doors.

3.12 All political signs must not exceed 18 inches by 24 inches or a maximum of 432 square inches. Political signs can be displayed six (6) weeks prior to the Election Day and must be removed within two (2) days after the election. No more than two (2) political signs may be displayed. Political flags or political banners are prohibited.

4. FENCES

4.1 Fences and all such types of restrictions are prohibited other than those fences which are erected by the Corporation.

5. STORAGE

5.1 Storage is defined as a space where you put items when not being used on a regular basis. All storage items are to be kept in the home, shed, or screen room. Storage under the home is permitted with the exception of flammable items or items visible when viewed from the outside of the home. Site Maintenance 3.8, 3.9, and Garbage/Trash 8.1 shall apply.

5.2 Registered operational motorized vehicles, to include golf carts, may be stored in the carport area.

5.3 Storage of items in common areas is prohibited.

6. VEHICLES AND PARKING

- 6.1 Major repairs to vehicles or equipment in the carport or common areas are prohibited. Major repairs are defined as any repair which renders the vehicle inoperable.
- 6.2 Vehicles or combination of vehicles parked in the carport must not obstruct the sidewalk or curb. Parking on any grassy areas, including grassy areas between sidewalks and the street, is prohibited. No vehicle will be allowed to park on sidewalks. Golf carts may not park on grassy areas overnight or on mowing days. (Overnight hours 12 AM to 6 AM).
- 6.3 Utility, cargo, pop-up and/or travel trailers may be parked in the carport for (48) hours for loading, unloading, and servicing only and may not extend into any portion of the sidewalk on a regular basis.
- 6.4 Overnight parking on the street between hours of 12 AM and 6 AM is prohibited.
- 6.5 Overnight parking in the Clubhouse parking lot exceeding (48) hours by residents requires a permit from the FVRA office, space permitting.
- 6.6 Guests staying overnight require a parking permit from the FVRA office for any vehicle. All parking permits are to be placed face-up on the interior driver's side dashboard and returned to the office by the RESIDENTS.
- 6.7 Living and/or sleeping in any vehicle is prohibited.
- 6.8 Shareholders who permit others to use their driveway must report it to the FVRA office.
- 6.9 Tricycles, bicycles, and golf carts ridden after dark must have a front light and back reflector.
- 6.10 Vehicles operating in Fairway Village must comply with City of Largo Noise Ordinances.
- 6.11 Any vehicle that remains in non-compliance may be towed at the Association's discretion. Information about the towing company is posted on a sign at the FVRA entrance. Any vehicle towed will be at the owner's expense.
- 6.12 No person shall park any vehicle upon a street in such a manner or under conditions as to leave available less than 10 ft. of the width of the roadway for free movement of vehicular traffic including emergency vehicles.
- 6.13 All shareholders, residents, visitors, and guests must comply with the posted speed limit of fifteen (15) mph.

7. LAUNDRY LINES

- 7.1 Laundry lines must be the fold up umbrella type only.

7.2 Umbrella style laundry lines should collapse when not in use or after sundown. Laundry poles and lines must be removed and stored if the resident leaves for the summer months, or for any other prolonged periods of time (i.e. over two weeks) during the year.

7.3 Hanging laundry in the driveway or carport is prohibited.

8. GARBAGE/TRASH

8.1 All trash and /or recycling containers NOT issued by City of Largo must be stored in your shed. When IN residence, City of Largo issued trash and recycling containers should be stored in the shed, screen porch or the back end of the carport. If these locations are not possible, the containers may be stored adjacent to the carport or shed if they are placed within the home footprint and behind the front edge of the house. All City of Largo trash/recycling containers must be stored in your home, shed, or enclosed porch when NOT in residence.

8.2 City of Largo issued trash containers should be placed curbside on pickup days only and in by the end of the day. City of Largo RECYCLING containers should only be placed at the curb on recycling day and in by the end of the day. If necessary, you can put your trash/recycling containers out after 7:00 pm the night before pick up days.

8.3 No City of Largo trash or recycling containers may be stored in the common areas.

8.4 Burning trash, leaves, or other materials is strictly prohibited.

9. LAWN AND LANDSCAPE WATERING

9.1 Governmental (city/county/state) and Fairway Village water restrictions must be obeyed.

9.2 Watering days are posted in the Monthly Media Flier.

10. Pets/Animals

10.1 All pets and animals must be registered in the FVRA office with proof of registration with Pinellas County Animal Services and a current photo of the animal.

10.2 The only pets allowed in Fairway Village are birds, domestic cats and dogs weighing less than (45) pounds.

10.3 One pet per home will be permitted in the following homes: 91 to 108; 109 to 125; 126 to 147; 148 to 165; 182 to 184; 213 to 216; 246 to 248; 281 to 282; 609 to 611; 632 to 635; 656 to 659; 680 to 704; 706 to 708; 732 to 735; 753 to 756; 780 to 782. All remaining homes are prohibited from having a pet.

10.4 All pets of residents, visitors, and guests, are not allowed to stay overnight in the non-pet areas of Fairway Village. All registered pets of residents and guests are allowed to be walked throughout the community, excluding the Golf Course, enclosed pool areas, and all Association buildings. All other rules and regulations relating to pets apply.

10.5 Pets are not allowed in the pool area per FL Administrative Code Operational Requirements.

10.6 Grandfathered homes with more than one pet in the home will not be permitted to replace a deceased pet if the replacement results in more than one pet in the home.

10.7 All animals must be on a leash when outdoors and not placed on countertops, tables, or chairs in common areas. Leashes are not to exceed 6 feet in length, including retractable leashes. Electronic “invisible” leashes or runners are prohibited.

10.8 Pet and animal owners must remove solid animal waste from their own home sites and all other areas, including common areas, immediately. The waste shall be disposed of at the owner’s residence and not in trash receptacles in common areas. To this end, it is essential that animal owners carry disposal bags when walking/exercising their animals.

10.9 Residents are responsible for their animals’ conduct; excessive, repetitive barking and/or being a general nuisance is a violation of Largo City Ordinance and should be reported to Pinellas County Animal Control via the non-emergency number (727-582-2600).

10.10 Animal conduct issues may also be reported to the FVRA office. After the second complaint for the same animal, the Park Manager will contact the animal owner and advise them that if a third complaint is received, the owner may be fined or maybe asked to remove the animal and it will no longer be permitted to stay with the resident.

10.11 Residents are responsible to ensure that their animal has been licensed by Pinellas County and is currently vaccinated. (Pinellas Code Rabies vaccinations and licensing).

10.12 Residents are responsible for all injuries or damage caused by their animal.

11. MAINTENANCE FEES

11.1 Fees are due the first day of the month.

11.2 Starting on the sixth (6th) calendar day, a delinquent fee, determined by the FVRA Board of Directors will be assessed for each month in arrears.

11.3 Failure to pay maintenance fees may result in legal action.

12. RENTING

- 12.1 Shareholders must obtain written approval of the Board of Directors/Agent or General Manager and must fill out an Application for Occupancy to rent their home.
- 12.2 Shareholders must provide renters with a copy of FVRA Rules and Regulations which they are expected to follow. Violations will result in a notice to the shareholder for resolution or eviction of the renter.
- 12.3 Renters, as previously mentioned, must attend an orientation session conducted by the Board of Directors of FVRA (BOD Policy, February 2012).
- 12.4 Minimum rental is three (3) months.
- 12.5 Renting rooms in a resident's home is prohibited.
- 12.6 Shareholders who rent their homes forfeit to their tenants the amenities of Fairway Village, i.e., (use of swimming pools, shuffleboard courts, golf course, etc.)
- 12.7 Owners are responsible for any and all lodging taxes due as it relates to local laws regarding short-term rentals.

13. GUESTS

- 13.1 Occupancy by guests of the resident shall be for a period of time not exceeding 15 consecutive days and 30 days total per year unless a longer period is approved by the Board of Directors.
- 13.2 No guest may occupy a unit unless one or more of the permitted residents are also in occupancy or unless consented to in writing by the Board of Directors. (per FVRA Master Proprietary Lease Agreement (June 16, 1993).
- 13.3 For emergency purposes, a resident must register their overnight guests at the FVRA office. Registration should include guest(s) name, along with arrival and departure dates. If applicable, vehicle information (make, model, lic. #) should be included. All guest vehicles must adhere to the rules outlined in Rule 6.
- 13.4 No one under the age of sixteen (16) may operate a golf cart in Fairway Village.
- 13.5 A guest is defined as a person to whom overnight hospitality is extended. A visitor is defined as a person staying for a brief period of time less than 24 hours, and not staying overnight. These definitions pertain to all pertinent sections of this governing document.

14. NOISE AND BOISTEROUS CONDUCT

- 14.1 Activities, hobbies, or avocations, and/or unruly pets, which might pose a threat, or create a significant inconvenience or disturbance for residents, are prohibited. City of Largo Noise Ordinance requires quiet by 11 PM.

15. COMMERCIAL OPERATIONS

15.1 Commercial operations conducted within a dwelling or carport are prohibited.

15.2 Commercial contractual work that does not require an ARC permit is not permitted on Sunday, except in emergencies. Firms doing business in Fairway Village will be notified of this restriction by FVRA office, if possible, but ultimate enforcement is the responsibility of the individual shareholder, who contracts the work.

a. Contractor business signs must be removed immediately from the home site at completion of job or project.

16. POOL /SPA AREA RULES

16.1 NO LIFEGUARD ON DUTY ~ SWIM AT YOUR OWN RISK.

16.2 Pool Hours ~ from 8:30 a.m. to 11:00 p.m.

16.3 Children under 12 may swim from 10:00 A.M. to 2:00 P.M. and from 5:00 P.M. to 7:00 P.M. every day of the week. As per Florida State Law, children under 12 must be accompanied by an adult (ADULT AGE IS 18 OR OLDER AS STIPULATED BY FVRA).

16.4 In order to prevent contamination of the water, appropriate protection and swim coverings must be worn by children under 2 years of age and children in diapers; as well as any individual who is incontinent.

16.5 Showering is required before entering the pool or spa per Florida State Law.

16.6 Use of spa limited to persons 12 years of age or older.

16.7 No hair clips may be worn in the pool.

16.8 No diving, horseplay, or running in the pool area.

16.9 Use of recreational flotation devices is prohibited. E.G. Floating chairs, rafts, or noodle slings.

16.10 Noodles or wearable safety flotation devices are allowed.

16.11 No smoking or vaping in the pool area.

16.12 No food allowed in the pool area. All beverages brought to the pool must be in a container with a secure lid and container must not be made of glass or paper. Coolers are prohibited.

16.13 No cans or alcohol in the pool area.

16.14 Pool area cannot be reserved for exclusive use of individual residents.

16.15 Persons are not allowed in the pool at night if the pool lights are off.

16.16 Use the pool and spa at your own risk. It is strongly advised that you not enter the pool alone for safety purposes.

16.17 Please do not monopolize the pool.

16.18 The corporation reserves the right to restrict use of the pool or spa to any resident, renter, guest, or visitor who fails to comply with any of these rules.

16.19 Proper swimming attire is required. Street shoes and sandals are not to be worn in the pool.

16.20 No balls or toys within the fenced pool area.

17. SOLICITATION

17.1 Door to door solicitation is not allowed. Residents should report violators to the FVRA office.

18. ALCOHOLIC BEVERAGES/SMOKING/VAPING

18.1 Alcoholic beverages are permitted in the clubhouse at social functions such as dances and receptions.

18.2 Alcoholic beverages are not permitted in the common areas without prior written approval of the Board of Directors.

18.3 Smoking or vaping is not permitted inside any common facilities such as the clubhouse, golf shack, administration building, shuffleboard court, maintenance building etc. and is further prohibited within 25 feet of the entrance or operable windows of any listed facility.

19. SPEED CONTROL

19.1 The speed limit for all vehicles in Fairway Village (cars, golf carts, motorcycles, scooters, bicycles) is fifteen (15) miles per hour.

19.2 Speed limit violators are to be reported in writing to the FVRA office.

20. EMERGENCIES

20.1 In case of emergency call 911.

20.2 For Fairway Village emergencies, call the FVRA office at 536-2705 except in case of emergency PLEASE refrain from contacting Board of Directors and Fairway Village Staff at home.

20.3 For Fairway Village emergencies during business hours, call FVRA office at 536-2705.

20.4 For after-hour emergencies please call the Manager's number listed on the cover of the FVRA Dial Directory or the FVRA web site and office voice mail.

21. PERSONAL CONDUCT

21.1 Disputes between neighbors, including personal conflicts and domestic quarrels, are not within the purview of the Board of Directors, and the Board will not become involved unless such activities are detrimental to the community at large.

21.2 No person shall feed or cause to be fed or leave food for consumption outside of a residence or in the common area for any domestic cat or dog, or any wild or stray animals, including ducks, waterfowl, geese, birds, and squirrels at Fairway Village. Bird Feeders are prohibited. Bird baths are permitted.

21.3 Directing, harassing, intimidating, or otherwise trying to control FVRA management or staff is prohibited.

22. STREET ATTIRE

22.1 Residents, guests and visitors must wear proper street attire at all times in Fairway Village common areas. This includes footwear and cover ups or shirts when riding in golf carts, walking, running or cycling in the village.

23. COMMON PROPERTIES

23.1 Residents are not permitted to use the common area trees or bushes for personal use. This includes attaching, hanging, or display of any items. Any exception requires written approval of the Board of Directors.

23.2 Areas between houses must not be used as common walkways. As per Florida Statutes FS 719 "each unit owner is entitled to the exclusive possession of his/her unit. He/she is entitled to use the common areas in accordance with the purposes for which they are intended, but no use may hinder or encroach upon the rights of the other unit owners".

23.3 All changes to common properties must have prior written approval of the FVRA Board of Directors.

24. FISHING AND POND ACCESS (CATCH AND RELEASE ONLY)

24.1 Residents, guests and visitors may fish in all community ponds. Fish at your own risk.

24.2 All fishermen should be aware that community ponds are designed to catch runoff from storm sewers and general runoff from surrounding grounds that does

include fertilizers and pesticides. Therefore, it is advised that eating fish from the pond could pose a health risk. Discretion should be used in consuming these fish. The fishermen assume responsibility for any health issues that may arise if the catch is consumed.

24.3 Cleaning of fish on the common grounds is prohibited.

24.4 Children under 12 years of age must be accompanied by an adult when fishing or in community pond areas.

24.5 Remote controlled sail boats are allowed on Half Moon Lake only. All water activities on FVRA property are at your own risk.

24.6 Swimming in any community pond is prohibited.

25. FINES FOR VIOLATIONS OF RULES AND REGULATIONS

25.1 Per FS 719: "The association may levy reasonable fines for failure of the unit owner or the unit's occupant, licensee, or invitee to comply with any provision of the cooperative documents or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided in paragraph (b). However, the fine may not exceed \$100 per violation or \$1000 in the aggregate".

25.2 FS 719.303 3(b) A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' written notice to the unit owner and, if applicable, any occupant, licensee, or invitee of the unit owner sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the committee does not approve proposed fine or suspension by majority vote, the fine or suspension may not be imposed.

26. CAREGIVERS

26.1 Residents must obtain written approval of the Board of Directors and must fill out an Application for Live-In or Overnight Caregivers in accordance with the Resolution regarding Live-In or Overnight Caregivers recorded in Pinellas County Official Records Book 21048 at Page 2351.

26.2 An overnight or live-in caregiver is defined as a person who resides with, or stays overnight with, a person with a disability and is essential to the care and well-being of the disabled person(s), not obligated to support the disabled person(s) and would not be in or residing in the unit except to provide the necessary supportive services. Live-in

and/or overnight caregivers may only access and/or use the amenities of the Association when necessary to assist the respective resident being cared for with the use of such amenity or related activity.

26.3 Caregivers must abide by all Rules and Regulations of the Association. Residents shall be responsible for the conduct of the caregiver while on the Cooperative Property. Violation of the Association's Rule and Regulations is grounds for immediate termination of the accommodation and removal of the caregiver from the Cooperative Property.

26.4 The submission of false information for the purpose of circumventing the Association's Rules and Regulations shall be deemed a violations of the Association's governing documents and may result in the imposition of fines, suspensions, or other appropriate legal action.

27. LOCAL, STATE OR FEDERAL STATUTES

27.1 Any provision contained herein determined to conflict with any Local, State or Federal Statute shall in no way invalidate any other provision hereof.

Section 2

Architectural Rules and Regulations

FEBRUARY 27, 2024 (BOD APPROVED)

**BEFORE MAKING ANY CHANGES TO THE EXTERIOR OF YOUR HOME, A
MODIFICATION REQUEST FORM (EXHIBIT F) MUST BE SUBMITTED TO ARC
IF YOUR REQUEST IS APPROVED YOU WILL RECEIVE AN APPROVAL LETTER AND A
PERMIT TO DISPLAY IN YOUR WINDOW**

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1. HOME REPLACEMENT, EXTERIOR MODIFICATIONS AND LANDSCAPING POLICY

- 1.1** When a shareholder intends to place a new home in the community or modify the exterior of an existing home or landscape, a request form must be submitted at the Fairway Village Residents Association, Inc. (FVRA) office. The Architectural Rules and Regulations Committee (ARC) will review all submitted plans and make a recommendation to the FVRA Board of Directors (BOD). The BOD will then approve or disapprove all requests to ensure that the quality, appearance, and value of Fairway Village are maintained. The BOD is responsible for enforcement of the restrictions and procedures outlined in this document.
- 1.2** The ARC Committee approves or denies modifications or installations based on these guidelines. When a requested modification or installation is not clearly covered within this ARC Rules and Regulations document, the ARC Committee will approve or deny based on the intent of this document. An appeal process to the Board of Directors is provided in the event a Shareholder wishes further consideration be given to a request that has been denied.
- 1.3** Shareholder requesting modifications that have been “Grandfathered” (installed before the existence of ARC 2004) must bring the modifications up to date using current ARC Rules and Regulations. Normal periodic maintenance of an existing installation that is “Grandfathered” may be performed with the approval of the ARC Committee.
- 1.4** Prior to purchasing a new home, the shareholder must meet with two ARC Committee members and a FVRA Board member. This Subcommittee will inform the shareholder of their responsibilities on the exterior of the home. This will be done in an effort to have a smooth transition into the new home.

2. RESTRICTIONS

- a.** Two story homes, garages, or enclosed carports are not permitted.
- b.** Any replacement home must be a new unused manufactured Mobile Home and must comply with all current building codes. The old carport/driveway must be replaced for proper drainage. Any new home must be placed on the lot within two (2) weeks after the removal of the old home. Reasonable extensions may be granted by the ARC Committee upon written request by the shareholder or their appointed agent.
- c.** Air conditioner must be placed behind home (not visible from street) and may be placed in rear setback.
- d.** A planter box at the front of the home is OPTIONAL. The planter box must be directly in front of the foundation wall and may be extended out from the foundation wall a maximum of 2 ft. inside dimension. The planter box may run the width of the home and must not exceed 12” in height. natural white split face decorative block (4”x4”x16”) must be used for planter box.
- e.** Open areas of the lot, porches, and carports may not be used for storage.
- f.** Sidewalks and driveway aprons shall not be painted or textured.
- g.** Fairway Village is a community of all electric homes. No Propane is allowed except as outlined in SECTION 19.
- h.** Hot tubs are only permitted inside of homes. They are not permitted in screen rooms, porches or other open areas.

- i. Water softener must be placed inside of shed, inside of screen room or immediately behind home in rear setback. Water Softener regeneration line must discharge into the home sanitation sewer line.
- j. The shed door may not exceed 6 ft. in width. Automobiles are not allowed in shed.
- k. Except in front planter, no bushes, trees, or ornamental decorations are to be placed in the side, rear, front setbacks, or planted over utility lines.
- l. Flagpoles/lampposts, and other approved items must abut front planter, patio, or driveway, so as not to interfere with lawn maintenance.
- m. The FVRA topography is not to be altered without ARC approval.
- n. The approved method of preventing the weed whackers from cutting into the vinyl siding of the home or storage unit is to place 3 or 4 courses of 4"x4"x16" natural white decorative blocks flush against the siding in the area of concern. Staggering the bricks will make them more stable.
- o. To prevent the lawn edgers from chipping the driveway, one layer of 4" x 4" x 16" decorative blocks or one row of white, straight, scallop concrete edger blocks may be placed along side of driveway from the sidewalk to the shed or screen room. Both of these types of blocks may be painted the same color as the driveway.
- p. The natural white split face 4"x4"x16" decorative block, landscaping blocks, or bricks may not be painted on any age home, except as noted in Section 2 o. above.

3. **DEFINITIONS**

3.1 Footprint – Includes the surface of land covered by the home, carport, shed, screened rooms, patios, concrete pads, steps, stoop, landing and landscaping, excluding the planter box.
(See Article 2 m and Exhibits B and C).

Boundary Line

- a. The outer edge of the standard 50 ft. wide (w) by 80 ft. deep (d) lot.
- b. In a curve or pie shaped lot, the boundary shall be a minimum of 5 ft. from the maximum allowable non-standard footprint on each side and in the rear and approximately 13 ft. in front.

Front Setback - The distance from the maximum allowable footprint to the lot side of the curb.

Side Setback - The distance from the maximum allowable footprint to the boundary line and must be at least 5 ft.

Rear Setback - The distance from the maximum allowable footprint to the boundary line and must be at least 5 ft., except 4 ft. on parallel lots.

4. **HOME REPLACEMENT**

4.1 Lot Parameters

- a. Entitled – 50 ft. w. x 80 ft. d. or less, depending on lot location.
- b. Maximum size allowed for footprint:
 - (1) 40 ft. w. x 62 ft. d. --- perpendicular to the road
 - (2) 33 ft. d. x 70 ft. w. --- parallel to the road
 - (3) Sample footprint drawings are attached. (See Exhibit B & C)

- (4) Maximum Home 2160 Square feet
- (5) Minimum Home 960 Square feet
- c. The footprint of a home on a pie shaped or irregular lot cannot exceed 2480 sq. ft.
- d. Minimum single structure home size is 960 sq. feet.

4.2 Home Placement on Lot

- a. Minimum setback from lot side of the curb is 13 ft. – or in alignment with adjacent homes.
- b. Minimum distance from outside edge of footprint to lot boundary is 5 ft. on each side to comply with existing city and fire codes.
- c. Minimum distance from back of footprint to lot boundary is 5 ft. except on parallel lots which is 4 ft.
- d. When lot boundaries are in question, consideration to adjacent lots shall be used to resolve the situation.
- e. In several areas palm trees were planted on boundary lines and can serve as an indication of boundary lines.
- f. Issues regarding lot lines, setbacks, etc., will be resolved on a case by case basis with final decision by the BOD, as provided in Article 40, Paragraph (D) of the Master Form Proprietary Agreement found in the Prospectus.

4.3 Color of Siding, Trim, Awnings and Driveways

Color samples must be included with the plan regardless of the similarities between existing house colors and trim. The ARC will determine if colors are acceptable. Decisions regarding color will take into account the color, contrast, surrounding properties and area aesthetics, as well as the color combinations to be used.

- a. **New Home Installation Guidelines** The shareholder must submit a Home Replacement or Modification Request (Exhibit F) at the FVRA office. The form is available at the FVRA office or on the FVRA website.
- b. The shareholder should ask ARC to measure the proposed lot for a new home plan to make sure that the home will fit the lot.
- c. The manufactured home dealer must examine the lot and prepare a Site Plan showing dimensions and elevations of the home, carport, planter, shed, windows, doors, outside steps, walks and show distances on each side to the lot line and curb, or adjacent home. Site plan must include details and location of all utilities, i.e., sewer, water, electric. Site plan, Home plan and completed New Home Check List (Exhibit E) shall be submitted to the ARC for its approval. Forms are available at the FVRA office or on the FVRA website.
- d. All plans for installation of a new home submitted to ARC for approval must first be inspected by our maintenance supervisor to get approval as to the location of all utilities, i.e., sewer, water, electric.
- e. The ARC will review this plan and submit it to the BOD with recommendations.
- f. The BOD shall, within 30 days of submission, approve or reject the plan and a letter will be sent to the shareholder. If approved, a Letter of Authorization will be sent to the dealer and a permit will be issued which must be posted along with the city permit in a display on a post in front of lot.
- g. ARC will take a front and back photo of the site before construction and after completion of the home.

- h.** The manufactured home dealer must remove old and install new home in accordance with the following guidelines:
 - 1.** Roll out and roll in may only take place between **8 AM** and **5 PM** Monday through Friday
 - 2.** Before old home is removed all utility-lines must be correctly capped off, i.e., electric service discontinued and shut off at the electric company distribution box by Licensed Electrician.
 - 3.** Sanitary sewer lines must be capped off by a Licensed Plumber.
 - 4.** The Potable water supply must be capped off by a Licensed Plumber at the main line and the saddle valve must be replaced with a new Mechanical Coupling and a New Mechanical Tee that has been approved by the City.
 - 5.** Home lot must be cleared of debris prior to installation.
 - 6.** Old Sidewalk in front of new homes must be removed. Barricades should be provided and put in place until sidewalks are replaced for the safety of walkers.
 - 7.** Installer must stake out home and carport. installer is to notify ARC when this is completed.
 - 8.** ARC will then verify these measurements within 48 hours of notice from the installer.
 - 9.** After verification by ARC to installer, home shall be placed on lot within 14 days of notice.
 - 10.** ARC must be notified at least 24 hours before the new home is delivered.
 - 11.** Before final anchoring to ground, ARC must have verified placement.
- i.** It is the ultimate responsibility of the dealer or installer to place the home on the lot according to ARC specifications and make sure the front of the home is parallel with the street unless on a curve. A home on a curve should be in general conformance with homes on either side.
- j.** It is the responsibility of the dealer or installer to repair any damage to the FVRA property caused by the dealer, installer, or any vendor working on the home. All sidewalk and concrete repairs will be done as described in section 10.

5. EXTERIOR MODIFICATIONS AND LANDSCAPING

5.1 Exterior Modifications of an Existing Home

- a.** All exterior modifications regardless of the type and nature require application and permit.
- b.** Application for any exterior painting must have color sample included.
- c.** Exterior additions cannot exceed the 40 ft. x 62 ft. or 33 ft. x 70 ft. footprint as defined previously in this policy.
- d.** All modifications must comply with all current building codes.
- e.** All restrictions in 2 apply to this section.
- f.** Location of water softener: inside shed, inside screen room, or immediately behind home in rear setback. Existing softener may be replaced in current location.
- g.** The Shareholder is responsible for calling 811 to locate the water, sewer, electric, phone and cable lines.
- h.** Any major exterior modification (example: adding or extending a shed or screen room) must be completed in 60 days or less once construction has started.
- i.** All Sidewalk and Driveway Extensions must be in Concrete. Driveway Extensions must run from the shed or lanai to the street.

- j. Solar Panels may be installed on mobile homes or manufactured homes. Solar Panels must be installed according to manufactured specifications and must be approved by the ARC Committee, City of Largo and the Local Energy Company.
- k. Trucks and other vehicles or equipment may not park on the sidewalk or grass at any time.
- l. Vehicles and/or equipment may not be parked on the street or anywhere in the park overnight without written permission from the Fairway Village Office.
- m. No water or power source may be used from another residence or source without prior written permission from the owner.
- n. All trash, debris, wrappers etc., must be removed from the job site daily.
- o. Contractors cannot use the Fairway Village Dumpster to dispose of Construction Debris taken from homes.

5.2 Landscaping, Irrigation System

- a. No Bushes, trees or ornamental decorations are to be placed in the side, front or rear setbacks. This rule does not apply to front planters. In no event may anything be planted over utility lines.
- b. A lawn irrigation system (sprinklers) may be installed in the setback areas of the home.
- c. Homeowners who install a sprinkler system on the sides and back of the home must locate the sprinkler heads as close to the house as possible. Sprinkler heads in the front of the home must be located as close to the planter box/sidewalk/and driveway as possible.
- d. Sprinkler heads may not be placed in the grassy area between the sidewalk and the Miami curb.
- e. Homeowners are responsible for all damage to the sprinkler system.
- f. A drawing showing the location of the sprinkler heads must be submitted with the ARC Modification request.

5.3 Application Procedures

- a. Secure the Home Replacement or Modification Request (Exhibit F) from the FVRA office or on the FVRA website.
- b. This completed request, in detail, is to be submitted to the FVRA office.
- c. The ARC will review this plan. If ARC rejects the request, the applicant can appeal to the BOD.
- d. The BOD will approve or reject the plan and a letter will be sent to the residents notifying them of its decision. If the plans are approved, a permit will be included. This permit must be posted in a prominent position on the home, visible from the street.
- e. No exterior modifications or landscaping may commence until the ARC has approved these plans.
- f. No work will be performed by commercial contractors on Sunday or National Holidays (New Years Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day) except for emergencies that include unexpected major loss of service(s).

6. WATER AND SANITARY SEWERS FOR HOMES

- 6.1 Overview---** FVRA Inc. is responsible for maintaining underground water and sewer systems that connect to the City of Largo lines to the point where the lines rise above the ground level

at each home site. Each homeowner is responsible for the maintenance of the lines from the ground level into the home.

6.2 Responsibility of FVRA Inc.--- Each water service line is comprised of an underground saddle valve (**see rule 4.3h 4**) on the potable water main servicing the home. FVRA Inc. will install an isolation valve as close to the main as possible on the water line to the home. This valve is for the use of FVRA Inc. to isolate the home from the main line. This valve must be easily accessible in a rectangular sod box from outside the skirting. A water line continues from the isolation valve to a point closest to the home.

6.3 Responsibility of Homeowner--- The homeowner is responsible for the water line from the end of this line into the home (referenced in 6.2). Another shut-off valve must be installed above ground where the water supply enters the home. This must be easily accessible and either inside or outside the skirting.

6.4 Sanitary Sewer Cleanout--- The sanitary sewer line above ground under the home must have a cleanout located on the outside of the skirting on the high side of the sewer line. A second cleanout must be located outside the skirting on the vertical drop located near main underground sewer line.

6.5 Location--- The location of the potable water and sanitary sewer mains and lines servicing the home shall be determined by FVRA Inc. prior to the installation of the new home. The Electric Service Connect must be installed in the rear of the home, or at a location approved by FVRA Inc. prior to being installed.

6.6 Saddle Valve Replacement--- When a new home is installed or if an existing home has a water supply problem whereas the line has to be excavated, FVRA, Inc. may replace the underground saddle valve (**see rule 4.3h 4**) and the water line in accordance with 6.2 above.
SEE EXHIBIT I

7. ENTRANCE / EXIT STAIRS

- a. All entrance/exit stairs shall have a concrete footing engineered to carry the weight of the stairs.
- b. Entrance/exit stairs on homes shall be a natural white split face decorative block. The natural white split face decorative block may not be painted on any age home.
- c. Wooden entrance/exit stairs on existing homes if replaced must be made of a natural white split face decorative block.
- d. The stair treads may be a precast concrete stair tread or a stone tile block.
- e. The stair treads and front entry walkway may be painted or coated with a color that is consistent with the driveway. A non-skid finish is recommended.
- f. Homes must have two (2) entrance/exit doors at least 20 feet apart.
- g. Entrance stairs may not be in setback areas except as specified here.
- h. New homes that incur door placement difficulties may utilize an entrance/exit door at rear of home. The associated stoop, steps, and landing may be placed in the rear set back area. They must run parallel to the rear of the home and be a maximum 3 feet in width. The total combined length of the stoop, steps, and landing must not exceed 12 feet and may not extend beyond the sides of the home.

- i. Entrance/exit doors on the front of the home may have its associated steps pass through the planter and end at the front edge of planter. These steps must not exceed 3 feet in width. Steps may connect to a concrete walk to street or sidewalk.

7.1 Skirting

- a. Skirting around all homes shall be a natural, white, split face 4" x 4" x 16" decorative block.
- b. Skirting around new homes must be solid, must have concrete vent blocks. Skirting must be supported by an 8-inch thick by 10-inch-wide formed concrete footing able to properly support the weight of the skirting. Planter Box skirting must be supported by a 4-inch thick by 6-inch-wide formed concrete footing.
- c. Enclosure around ramps, decks and porches must be solid natural white split face decorative block or must be of a solid or semi-open wooden, or semi-open vinyl materials, that may be stained or painted to match the above. The natural white split face decorative block may not be painted on any age home.
- d. Screening material may not be surface mounted over skirting.

8. CARPORTS

- 8.1 New homes which have room for only one automobile must have a length of at least 20 unobstructed feet beneath the carport roof for an auto. The width of the carport and drive must be at least 12 ft.
- 8.2 New homes which have room for two automobiles side by side in front of the home must have one space able to provide a length of at least 20 unobstructed feet under the carport roof. The second space may include landing and steps for entrance and exit to home. This landing and steps must not consume more than 4 ft. in length of the second space.
- 8.3 Modifications to existing carports must provide at least 20 unobstructed feet beneath the carport roof for an automobile.

9. SUNSCREENS, WIND BLOCKS AND DECORATIVE LATTICE PANELS

9.1 White Vinyl Lattice

- a. **Carports with Offset Post---** May be covered with a maximum vertical height of 4 ft. of approved white vinyl lattice.
- b. Must have a minimum of 1 ft. clearance on the bottom.
- c. Approved white vinyl lattice shall cover no more than 2/3 the length of the carport with a minimum opening of 1 ft. from the shed or lanai. Supports cannot be attached to the shed or lanai.
- d. **Carports with Straight Vertical Post:** May be covered with a maximum vertical height of 4 ft. of approved white vinyl lattice.
- e. Must have a minimum of 1 ft. clearance on the bottom and a minimum of 2 ft. clearance on top.
- f. The approved white vinyl lattice shall be no more than 2/3 the length of the carport with a minimum opening of 1 ft. from shed or lanai.

- g. All vinyl lattice panels must be attached to carport post with full length 2" x 2" white aluminum square tubing supports around the perimeter of lattice. Supports cannot be attached to the shed or lanai.
- h. If a shareholder requests a Modification to the driveway/carport such as widening of the driveway/carport (whether the post are moved or not) and has panels or lattice that does not meet currently approved material, then the shareholder must replace the panels or lattice with the currently approved material.

9.2 * Barrette or Freedom Decorative Screen Panels

- a. The following styles are approved, Boardwalk, Morse, Sanibel and Optic.
- b. The following colors are approved, Black, Gray, White, Brazilian Walnut, Umber and Saddle, see EXHIBIT L
- c. **Carports with Offset Post** - May be covered with a maximum vertical height of 4ft. of approved either 2' x 4' or 3' x 6' decorative screen panels.
- d. Must have a minimum of 1ft. clearance on bottom.
- e. Approved decorative screen panels shall cover no more than 2/3 the length of the carport with a minimum opening of 1ft. from the shed or lanai. Supports cannot be attached to the shed or lanai.
- f. **Carports with Straight Vertical Post** - May be covered with a maximum vertical height of 4ft. of approved either 2' x 4' or 3' x 6' decorative screen panels.
- g. Must have a minimum of 1ft. clearance on the bottom and a minimum of 2ft. clearance on the top.
- h. The approved decorative screen panels shall be no more than 2/3 the length of the carport with a minimum opening of 1ft. from shed or lanai.
- i. All decorative screen panels must be attached to the carport post with full length 2" x 2" white aluminum square tubing supports around perimeter. A 2" x 3" white rectangular tubing thru center if using 2' x 4' panels and approved plastic H channel running vertically in between panels for support. Center 2" x 3" white rectangular horizontal supports is not required if using 3' or 4' panels.
- j. All decorative panels must be fastened with Stainless Steel screws no less than 16" center top and bottom.
- k. If a shareholder requests a Modification to the driveway/ carport such as widening of the driveway/carport (whether the posts are moved or not) and has panels or lattice that do not meet the current approved materials, the shareholder must replace the panels or lattice with the current approved materials.
- l. The selected style and color must be consistent throughout the sunscreen/wind block.
- m. Channel or H channel may be used around the perimeter for accent purposes.
- n. Framework design, color and style must be presented at the time of modification request.

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9.3 Corrugated Sunscreen Plastic Panels

1. Corrugated plastic panels, white, smoked, green and clear are the approved material to cover the slanted top of the brackets or offset posts.
2. Corrugated panels shall be attached to the offset posts or brackets using white channel.
3. The slanted corrugated plastic structure may run the length of the home.

4. Corrugated plastic type panels may only be used to fill in slanted area above elbows on offset posts and brackets on vertical posts. Corrugated plastic may not be used as siding material in any application.
5. See EXHIBIT J for design criteria.

9.4 Roll-Up Blinds

- a. Roll-up blinds (Canvas or Fabric) may be used on the front porch of homes for temporary relief from the sun or wind. Roll-up blinds may also be used on the side of the carport for temporary relief from the sun or wind but shall not be more than 2/3 the length of the carport.
- b. Blinds must not be permanently affixed to carport post.
- c. Blinds must not be anchored into the grass area outside of carport or to the carport concrete.
- d. For safety reasons, blinds must be rolled up when the occupant is not present. Blinds must be installed on a type of roll-up or retraction mechanism.
- e. Blinds shall be attached at the top of the inside of the vertical post on carports with offset posts.

10. DRIVEWAY, SIDEWALKS, APRONS & MIAMI CURBS

10.1 Driveways: May be no wider than the outer edge of the carport that it serves.

Driveway/carport slab shall be 4 inches thick and shall not be more than 2 inches above existing grade. Only one driveway is permitted except homes with side-by-side front carport and drives.

10.2 Sidewalks: There shall be an Expansion joint at the sidewalk where the driveway ends and the sidewalk begins (Exhibit D #1, #2)

- a. There shall be an Expansion joint where the sidewalk ends at the driveway and where the sidewalk ends at the Miami Curb (Exhibit D #2)
- b. All sidewalks shall be 4 inches thick. Wire mesh shall be installed under the sidewalk where it passes through the driveway.
- c. Sidewalks should be saw cut or scored where sidewalk and Apron join and every 4 feet on sidewalk length.

10.3 Aprons: There shall be an Expansion joint between the Apron & the Miami Curb. (Exhibit D #1)

- a. There shall be a Contraction joint scored or saw cut 1 inch deep where the Apron meets the sidewalks. (Exhibit D #1)
- b. There shall be two Contraction joints (evenly spaced) scored or saw cut 1 inch deep the width of the Apron.
- c. All Aprons shall be 4 inches thick and have wire mesh installed under them.
- d. The ends of the Aprons shall be truncated as per Exhibit D.

10.4 Miami Curbs must be 8 inches thick and saw cut every 10 feet. Miami Curbs in high traffic areas (clubhouse and convenience store entrance and exit) must be 8 inches thick with rebar and saw cut every 10 feet.

10.5 Concrete Replacement: Any concrete area that is damaged and/or in need of replacements shall be sawed on either side of the damaged area and an Expansion joint added where old and new concrete abut.

11. WINDOW PROTECTION TREATMENTS

11.1 Hurricane/Tropical Storm Treatments

- a. Temporary products such as plywood and aluminum panels may be installed when a tropical storm/hurricane warning is issued for the Tampa Bay area. These products must be properly attached and secured so as not to become a missile which could cause more damage. These products must be removed when the said storm threat is over.
- b. Long Term Use products such as Lexan plastic shutters may be installed at the beginning of hurricane season or when leaving for the season and should be removed at the end of hurricane season or when returning for the season.

11.2 Security, Environmental, Energy Saving, Storm Protection Treatments

- a. Products in this category (aluminum roll-down shutters) must be advertised by manufacturer or vendor to provide the above uses.
- b. May be permanently installed over windows.
- c. Must blend in with color of home or trim as much as possible.
- d. This type of shutter should be left up (open) unless being used to provide any of the uses listed above, in which case they may be up or down. The front shutters (street side) must be left a minimum of half-way up (open) during the daylight hours while home is occupied. This is to ensure that the quality, appearance, and value of Fairway Village are maintained.

11.3 Awnings

Aluminum fold down type are for mild storms and should be left in the up position except folded down and properly attached at bottom to the home during the hurricane season or when away for the season.

12. SATELLITE DISHES

- a. Requires Modification permit from ARC.
- b. All Satellite Dishes shall be in compliance with all Building and Electrical Codes, National Electric Safety Codes, FCC Codes and Manufacturer's Requirements.
- c. Must be non-reflective and have no advertising.
- d. Shall not be more than 39 inches in diameter.

12.1 Ground Installation

- a. Homes manufactured on or before 1996 must have Dish installed on a metal pole.
- b. A Dish mounted on a pole may not extend more than 4' above bottom edge of roof (not peak).
- c. Dish must be installed in the rear setback as close to the home as possible.

12.2 Roof Mounting

- a. Only new homes built after 1996 having at least 2 x 6 roof construction, (in order to have the backing necessary) can have a roof mounted Satellite Dish and must follow "Manufactures Requirements" when installing.
- b. Satellite Dish must be positioned within 4' of bottom edge of roof (not peak) and as close to the rear of the unit as possible.

- c. Dish must be mounted as close to the roof's surface as possible.
- d. Only two (2) Satellite Dishes per unit may be installed.
- e. Satellite Dish not under contract with a provider must be removed.

13. PATIOS

13.1 Patio Base

- a. Must be within the standard footprint of 62 ft. x 40 ft. or 70 ft. x 33 ft.
- b. May be made of concrete, pavers or patio blocks.
- c. Must have at least one side adjacent to home, shed or carport.

13.2 Decorative Enclosure

- a. Must be open, nonrestrictive visually, no more than 3 ft. high. May be white vinyl or aluminum.
- b. Must not be put in grass area even if within footprint.

13.3 Homeowner Installed Patio

- a. Remove grass from area.
- b. Cover patio area with weed control landscape fabric.
- c. Place sand on top level pavers.
- d. Install pavers.

14. FLAGPOLES

14.1 In the Ground Type

- a. Must be a minimum of 2 inches and a maximum of 3 inches in diameter and a minimum of 20 feet and a maximum of 25 feet high.
- b. Must be aluminum in natural color or white.
- c. Must be set in concrete in a proper sized hole in the ground a depth of 2 feet or by manufacturer's recommendations.
- d. Must abut front planter, patio or driveway so as not to interfere with lawn maintenance.
- e. A 3 ft. x 5 ft. flag is the maximum to fly on these size poles.

15. GUTTERS, DOWNSPOUTS AND RAINWATER DISPERSAL SYSTEMS

15.1 It is the homeowner's responsibility when installing a new home or modifying an existing home to redirect rainwater in any method approved by ARC so as not to adversely affect a neighbor's property.

15.2 Gutters on homes should be connected to 2 or 3 downspouts for each side of the home. The elbows on the downspouts should direct rainwater away from a neighbor's property.

15.3 All new homes must have an Approved Rainwater Dispersal System as outlined below:

- a. Downspouts connected to an underground collection system (PVC sewer grade 4-inch solid pipe with proper fittings) and then piped to a collection box at the street.
- b. Submit detailed plans to ARC.

16. HOMES WITH FRONT GABLE

16.1 Gable may be left open or enclosed.

16.2 If enclosed, the gable must be sided on the outside with the siding that is on the home. It may be sided on the inside using the same siding as the home. An air vent may be installed.

16.3 Framing or siding shall not extend below the eaves or on a level line between where the side wall and roof meet.

16.4 The same storage restrictions apply that are listed in Section 2e.

16.5 No flooring or storage shall be added inside of the open space that was formed behind the gable and above the carport.

16.6 No awnings and no extended sun or weather blocks of any kind shall be added to the front top edge of the carport opening.

16.7 The walls shall not be enclosed except as explained in Section 9.

17. STORAGE SHED

17.1 Every home must have a Storage Shed under the carport roof, built into the home, or attached to the home. Storage shed means accessory structure/building utilized for the keeping of items belonging to the occupant(s) of the property. Items stored are for the use of the occupant.

17.2 Must be accessible from the street not common ground.

17.3 Must be a minimum of 80 sq. feet.

17.4 Must be sided with the same siding as the home.

18. LAUNDRY LINES

18.1 Removable fold up umbrella type laundry lines only.

18.2 Installed behind home as close to home as possible.

18.3 The laundry line must be mounted in a galvanized or PVC sleeve a minimum of 24-inches in depth in concrete and not more than 2 inches above ground or by the manufacturer's instructions.

18.4 Shareholder is responsible for locating phone lines, cable, electric lines, water, and sewer lines.

19. PROPANE COOKING GRILLS, CHARCOAL COOKING GRILLS, FIRE PITS and Patio Heaters

Fairway Village is a community of all electric homes. Only Propane Gas and Charcoal are allowed for outside Cooking Grills. Only Propane Gas is allowed for Fire Pits. Patio Heaters may be Propane or Electric. No storage of Gasoline or Diesel is allowed.

Cooking Grills and Fire Pits Patio Heaters may be stored in the carport but must be secured to prevent movement during a windstorm. Homes that have Cooking Grills, Fire Pits and/or Patio Heaters should have a UL approved Dry Chemical Multipurpose Fire Extinguisher nearby and ready for use. Cooking Grills and Fire Pits and Patio Heaters should never be left unattended.

19.1 Charcoal Cooking Grills

- a. Must be UL approved.
- b. Must be used as directed by the manufacturer's instructions.
- c. Cooking Grills should be at least 10 feet from any structures, deck railings, awnings, and overhanging branches.
- d. Use only charcoal starter fluid.
- e. Coals must be disposed of properly.

19.2 Propane Gas Cooking Grills

- a. Must be UL approved.
- b. Must have a self-contained propane tank with a capacity of no more than 20 pounds.
- c. Cooking Grills must be used as directed by the manufacturer's instructions.
- d. Cooking Grills should be at least 10 feet from any structures, deck railings, awnings, and overhanging branches.

19.3 Propane Gas Fire Pits

- a. Must be UL approved.
- b. Must have a self-contained propane tank with a capacity of no more than 20 pounds.
- c. No cooking is allowed on a fire pit.
- d. Flame area may be a maximum of 3 feet in diameter.
- e. Fire pits must be used as directed by the manufacturer's instructions.
- f. Screened-in areas must have proper ventilation per manufacturer's recommendation.
- g. Fire Pits should be at least 10 feet from any structures, deck railings or awnings.
- h. No wood burning fire pits are allowed.

19.4 Patio Heaters

- a. Must be UL approved.
- b. Must have a self-contained propane tank with a capacity of no more than 20 pounds.
- c. Must be used as directed by the manufacturer's instructions.
- d. Patio Heaters should be at least 10 feet from any structures.

“EXHIBIT A” HAS BEEN REMOVED

EXHIBIT B

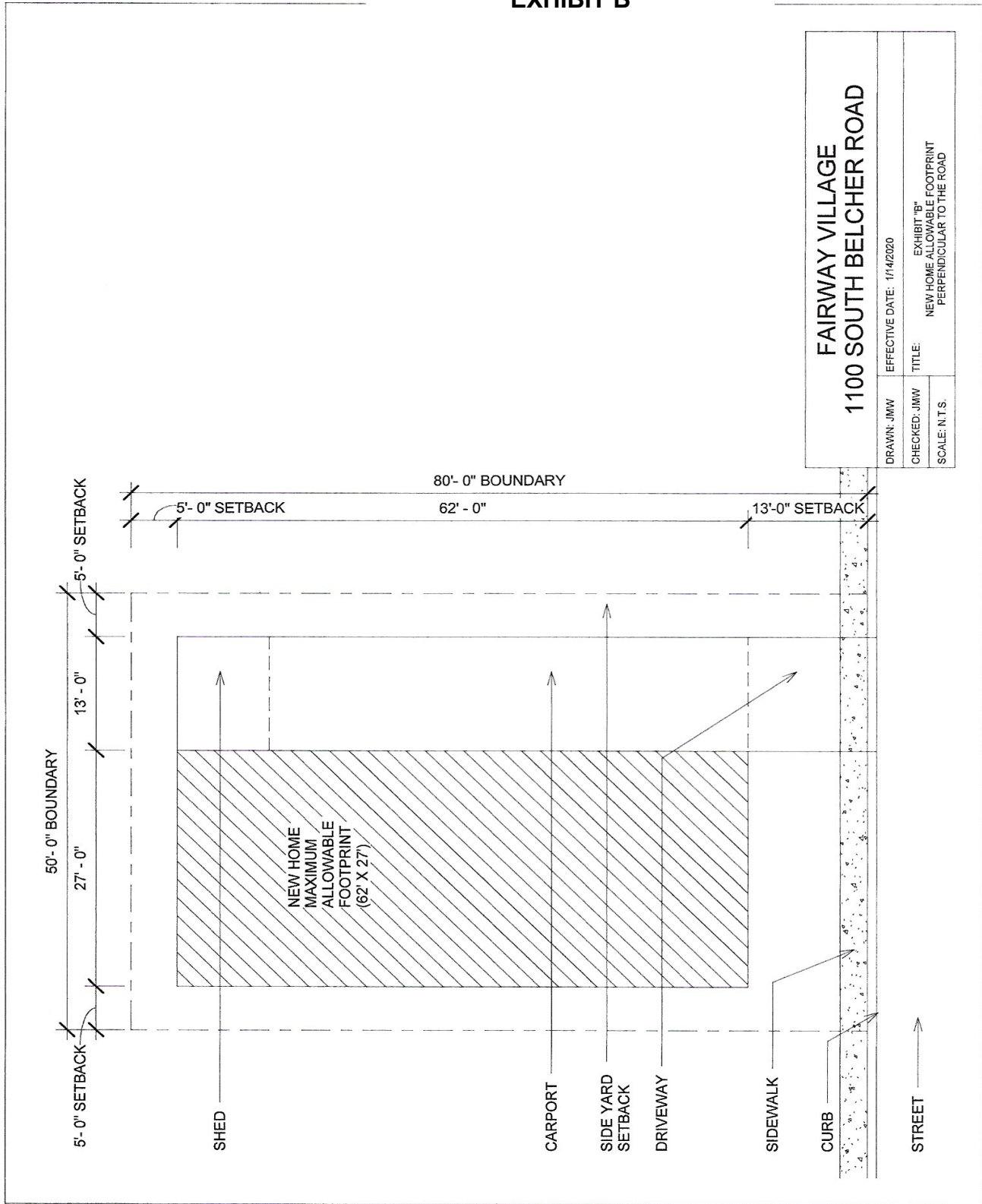


EXHIBIT C

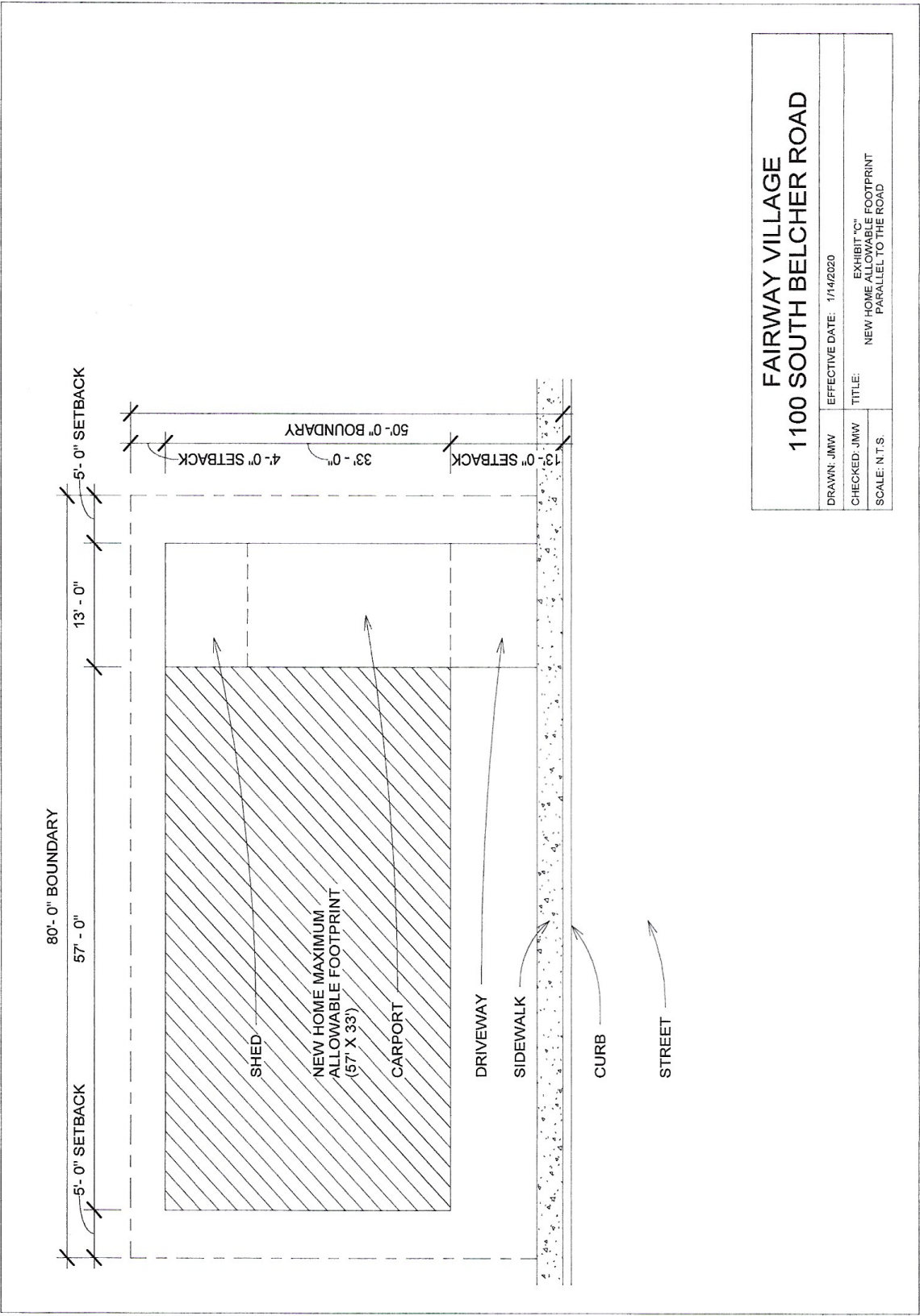
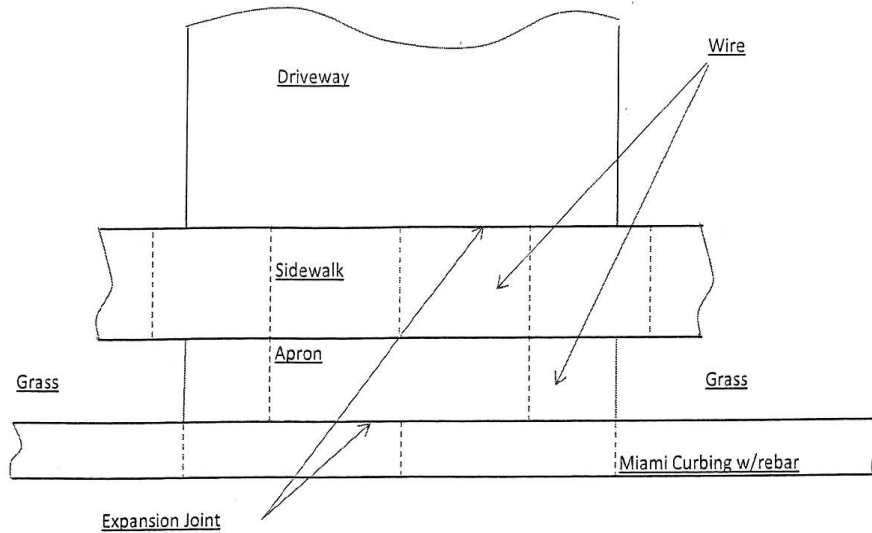


EXHIBIT D

Apron (With Grass Strip)

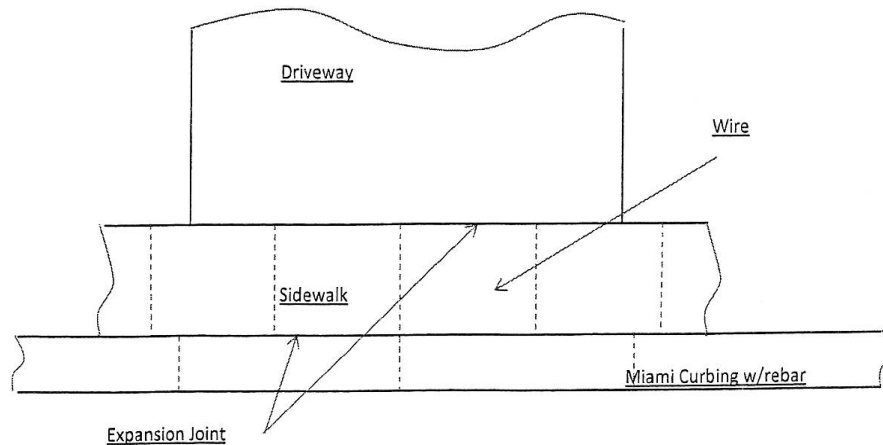
#1



- Notes:
- 1.) Expansion Joint where driveway meets sidewalk & apron meets curbing
 - 2.) Wire in sidewalk and apron for width of driveway
 - 3.) Rebar in curbing for width of driveway in high traffic area.
 - 4.) Concrete for drive, sidewalk, and apron 4" thick and 8" thickness for curbing
 - 5.) Saw cut or score where sidewalk and apron join and every 4' of sidewalk length also provide two spaced scores on apron and score or cut curbing every 10'

Driveway Transition (w/o Grass Strip)

#2



- Notes:
- 1.) Expansion joint where sidewalk meets driveway and curbing
 - 2.) Wire sidewalk for width of driveway
 - 3.) Rebar in curbing for width of driveway in high traffic areas.
 - 4.) 4" concrete thickness for sidewalk & 8" for curbing
 - 5.) Saw cut or score sidewalk every 4' and curbing every 10'

EXHIBIT E

FAIRWAY VILLAGE RESIDENTS ASSOCIATION, INC.
1100 BELCHER ROAD SOUTH
LARGO, FLORIDA 33771

ARCHITECTURAL RULES AND REGULATIONS COMMITTEE

NEW HOME CHECKLIST

Name _____ Unit No. _____

Manufacturer of Home _____ Dealer _____

Date _____

Owner(s) _____

Date _____

1. _____ Site Plan with Date
_____ 13 ft. setback front from Miami Curb to front of home—planter not included
_____ 5 ft. sides
_____ 5 ft. rear
_____ Carport and Drive
_____ At least 20 unobstructed feet beneath carport roof for auto
_____ Old driveway, sidewalk & carport removed, and new concrete installed
_____ Steps and landing included in footprint
_____ Patio
_____ Screen room
_____ Shed Minimum 80 sq. feet
_____ Exhibit H Agreement
_____ Location of utilities on lot
_____ Water Mechanical Coupling & Mechanical Tee
_____ Sanitary sewer
_____ Electric Back of Home
_____ Install Underground Drainage System
2. _____ Home Plan
_____ 2 doors at least 20 ft. apart
_____ Width max 40 ft. including carport
_____ Length max 62 ft. including steps and landing
_____ A/C in rear of Home
_____ Optional front planter may be in 13 ft. setback
_____ Color
_____ Roof pitch---3-12 or 5-12
3. _____ Diagram of trees/plantings which will remain, and which will be removed.
4. _____ A permit from FVRA is required for all tree removal.
5. _____ ARC front, back, and side photos of old home and new home.
6. _____ Minimum of 24-hour notice to ARC when old home is to be pulled out.
7. _____ Minimum of 24-hour notice to ARC new home is to be delivered.

EXHIBIT F

FAIRWAY VILLAGE RESIDENTS ASSOCIATION, INC.

1100 BELCHER RD. SOUTH ♦ LARGO, FLORIDA 33771

PHONE: 727-536-2705 FAX: 727-536-8853

Home Replacement or Modification Request

Shareholder: _____ Unit # _____ Phone #: _____

Date Submitted: _____ Starting Date: _____ Approximate Completion Date: _____

In accordance with Article Eleven, Alterations to the Unit, in the Prospectus and #27 of the Rules and Regulations, I/We request your approval to make the following changes, alterations, renovations, additions, and/or removal of my unit or for the replacement of the unit with a new unit.

Please attach a detailed (to scale) drawing or blueprint of your plan(s).

Is this an amendment to a previous request? _____ If yes, what was the date of your previous request? _____.

NOTE: APPROVED WORK MUST BE COMPLETED WITHIN 3 MONTHS OF APPROVAL DATE

I understand that under the FVRA Rules and Regulations, the Board will act on this request and provide me with a written response of its decision. I further understand and agree to the following provisions:

1. The City of Largo requires permits for all exterior buildings and cement work and this permit must be obtained by the homeowner or contractor. I will be responsible for complying with all applicable Federal, State and Local laws, codes, regulations, and requirements in connection with this work and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Fairway Village Residents Association, Inc., its Board of Directors', or its designated agents' approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, regulation or governmental requirement.
2. No work or commitment of work will be made by me until I have received written approval from the FVRA.
3. All work will be done at my expense and all future upkeep will remain at my expense.
4. All work will be done in a good workman-like manner by a contractor or me.
5. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners and only between the hours of 8 am and 7 pm.
6. No work will be performed on Sundays or Holidays except for emergencies that include unexpected major loss of services.
7. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
8. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.

 Shareholder Signature

 Shareholder Signature

EXHIBIT G



FAIRWAY VILLAGE RESIDENTS ASSOCIATION, INC.

1100 BELCHER RD. SOUTH LARGO, FL 33771

PHONE: 727-536-2705 FAX: 727-536-8853

RESIDENTS ARE RESPONSIBLE TO ENSURE THEIR CONTRACTOR FOLLOWS THE FVRA RULES:

CONTRACTOR RULES:

- CONTRACTORS MAY WORK IN THE PARK DURING THE HOURS OF 8 AM TO 7 PM MONDAY THRU SATURDAY ONLY. ***SUNDAY & HOLIDAY WORK IS STRICTLY PROHIBITED. HOLIDAYS DEFINED AS; NEW YEARS DAY, MARTIN LUTHER KING JR. DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, CHRISTMAS DAY, except for emergencies that include unexpected major loss of service(s).**
- TRUCKS AND OTHER VEHICLES OR EQUIPMENT MAY **NOT BE PARKED ON THE SIDEWALKS OR GRASS AT ANY TIME.**
- VEHICLES AND/OR EQUIPMENT MAY NOT BE PARKED ON THE STREET OR ANYWHERE IN THE VILLAGE OVERNIGHT WITHOUT WRITTEN PERMISSION FROM THE FAIRWAY VILLAGE OFFICE (This includes the clubhouse parking lot).
- NO WATER OR POWER SOURCE MAY BE USED FROM ANOTHER RESIDENCE OR SOURCE WITHOUT PRIOR WRITTEN PERMISSION FROM THE OWNER.
- TRASH AND LITTER MUST BE DISPOSED OF PROPERLY AND NOT LEFT ON WORK SITE. Trash, debris, wrappers, bottles, including nails, screws and bolts must be removed from the job site daily. Contractors cannot use the Fairway Village Dumpster to dispose of Construction Debris taken from homes.

**ANY VARIATION TO THESE RULES MUST BE RECEIVED IN WRITING AND
APPROVED BY THE BOARD OF DIRECTORS**

EXHIBIT H

**ARCHITECTURAL RULES AND REGULATIONS COMMITTEE
FAIRWAY VILLAGE RESIDENTS ASSOCIATION, INC.
1100 BELCHER RD. SOUTH
LARGO, FL 33771**

Agreement between Vendor and Shareholder

Vendor and/or Shareholder be advised, by initialing the following items you acknowledge you are responsible for these items for you new home installation.

Date: _____ Unit# _____

Vendor _____ Shareholder(s) _____
(Please print name legibly) (Please print name legibly)

1. Fresh hay bale must be placed in the site Miami curb gutter prior to installation of home.

Initials: Vendor _____ Shareholder _____

2. Site Cleanup

Initials: Vendor _____ Shareholder _____

3. Lot Preparation for landscaping

Initials: Vendor _____ Shareholder _____

4. Landscaping: Landscaping and Rainwater Dispersal System must be installed within 90 days after the legal occupancy of home is allowed. ARC may grant a reasonable extension.

Initials: Vendor _____ Shareholder _____

5. Installation of rainwater dispersal system

Initials: Vendor _____ Shareholder _____

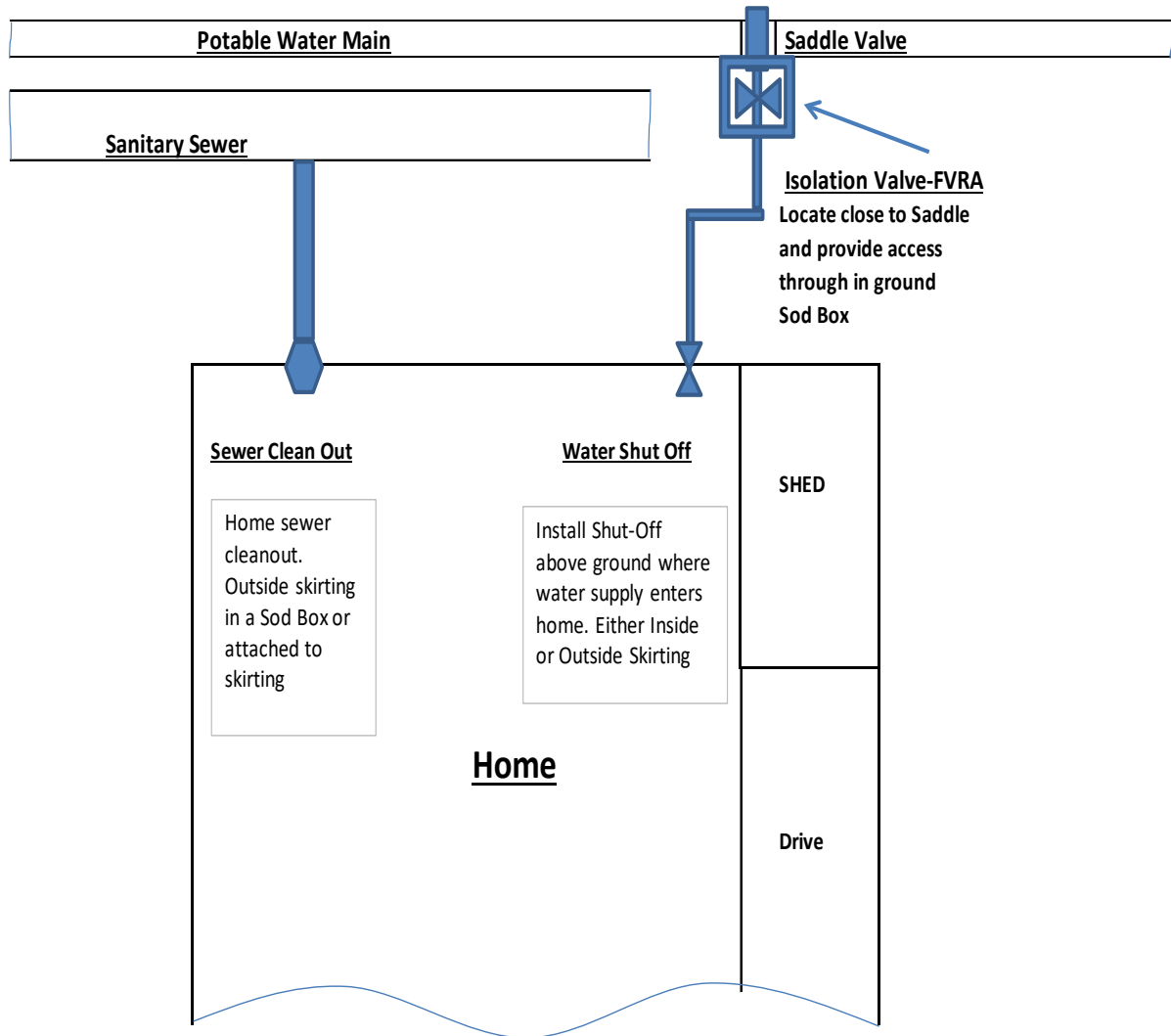
6. Installation of Water Mechanical Coupling & Mechanical Tee

Initials: Vendor _____ Shareholder _____

Vendor: _____ Shareholder: _____
(Signature & Date) (Signature & Date)

EXHIBIT I

Typical Water / Sanitary Sewer Hookup (New Home)



Note:

Similar configurations are required for any entry location (Front / Rear / Side)

rev. date 12/11/2013

EXHIBIT J

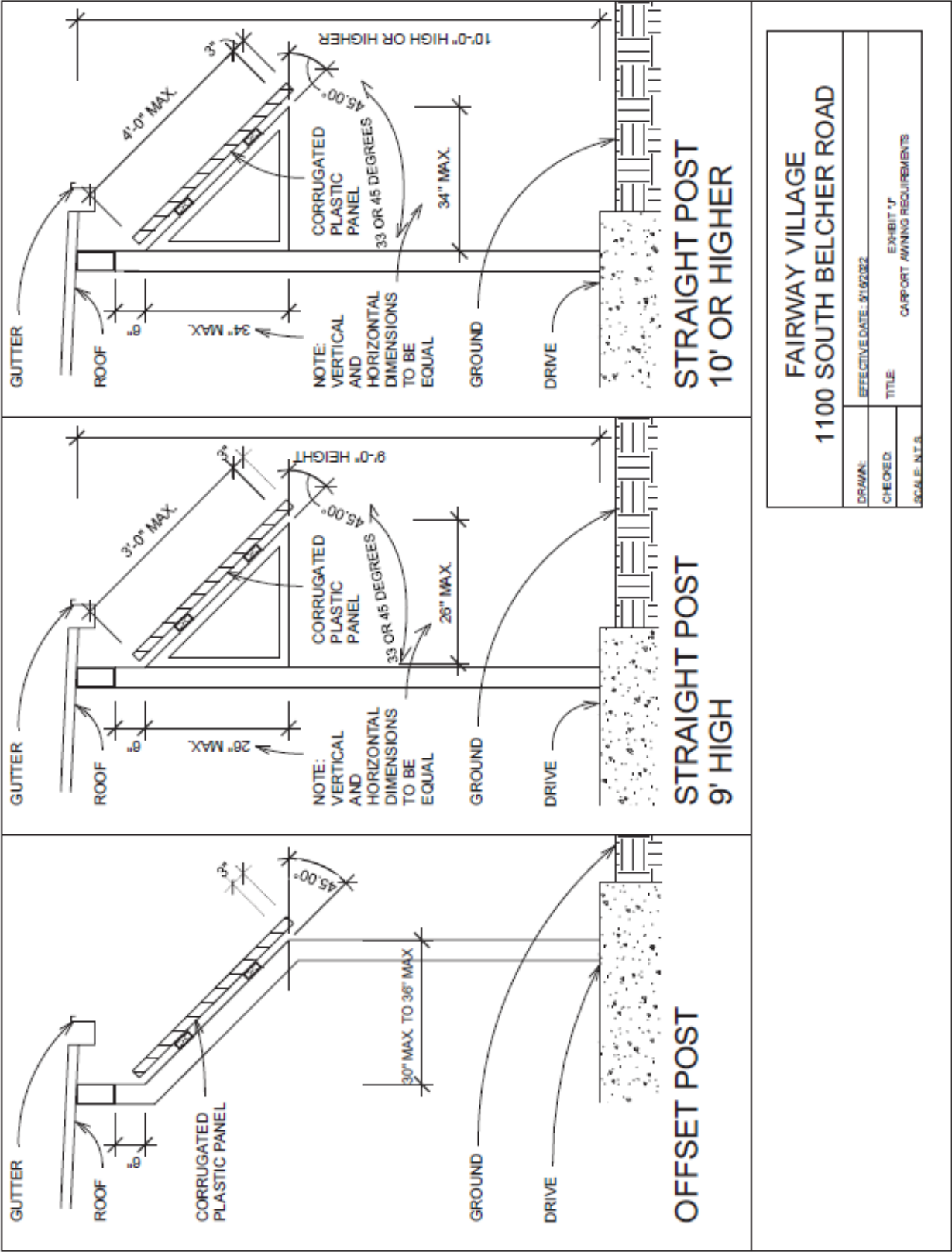


Exhibit K

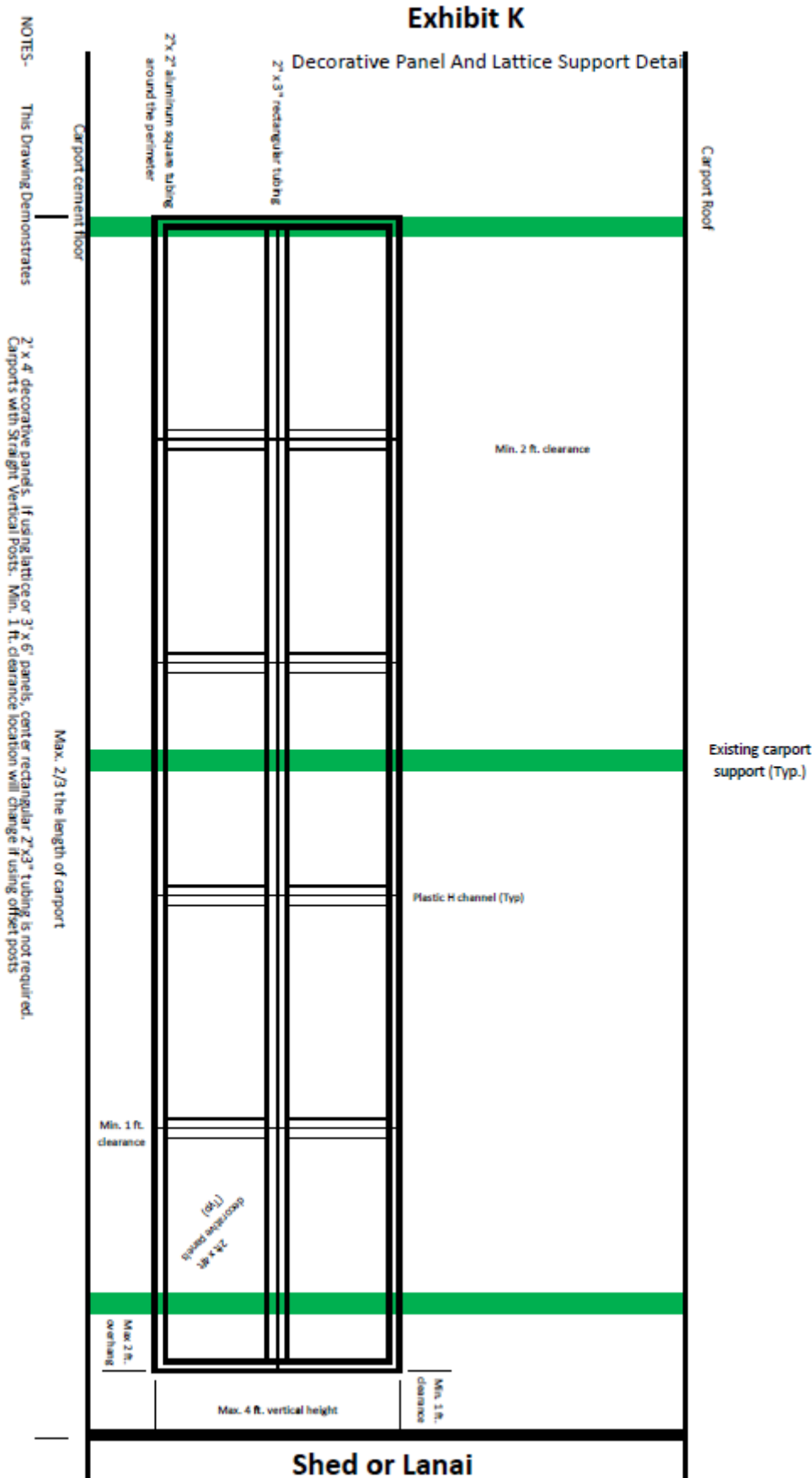
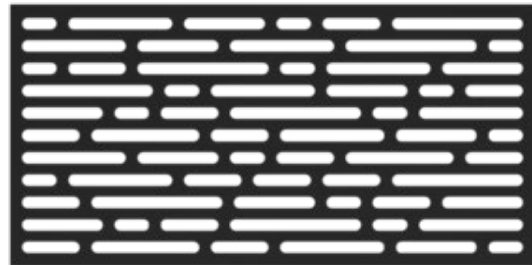
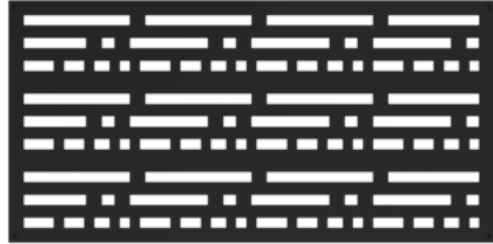
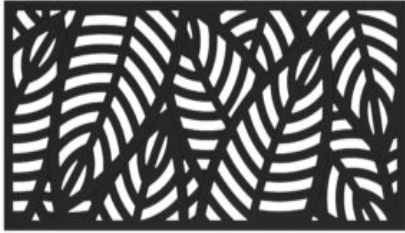


EXHIBIT L



Top LEFT: **Sanibel**

Sz. 2'x 4' or 3'x 6'

Bottom LEFT: **Boardwalk**

Sz. 2'x 4' or 3'x 6'

Top RIGHT: **Morse**

Sz. 2'x 4'

Bottom RIGHT: **Optic**

Sz. 3'x 6'

COLORS: Black, Gray, White, Saddle, Umber, Brazilian Walnut

Section 3

Clubhouse Operations

Placeholder for future document

Section 4
Fairway Social Committee
FSC Policies and Procedures

Fairway Village Residents Association, Inc Social Committee Policies and Procedures

1. **PURPOSE:** The purpose of the social committee (hereinafter FSC) is to plan and coordinate functions to foster goodwill and enjoyment for all residents of Fairway Village.
2. **MEMBERSHIP:** Only current residents of Fairway Village shall be eligible for membership in the FSC.
3. **COMMITTEE:** FSC shall consist of four (4) officers and one (1) District Representative from each of the eight (8) districts. All officers shall be assembled through Chairperson recruitment. Domicile requirements of the four (4) officers shall be that two of the four are full-time residents. All committee members and team leaders shall be Shareholders per Article 4.14 of our current Bylaws.
 - A. **CHAIRPERSON:** The Chairperson shall be elected by the FSC. The Chairperson shall preside at all FSC meetings and shall have all powers and duties stated in Robert's Rules of Order. The Chairperson shall ensure that appropriate policies and procedures are in place for the effective management of FSC.
 - B. **VICE CHAIRPERSON:** The Vice Chairperson shall act in the absence or disability of the Chairperson. The Vice Chairperson shall perform such other duties as the Chairperson may prescribe. The Vice Chairperson shall arrange for speakers or entertainment for the general meetings.
 - C. **SECRETARY:** The Secretary shall ensure that notice of meeting is properly given. The Secretary shall attend meetings and maintain records of all proceedings. The Secretary shall draft minutes of the meetings. Approved minutes shall be submitted to the FVRA for posting on the Fairway Village website. The Secretary shall perform such other duties as the Chairperson may prescribe.
 - D. **TREASURER:** The Treasurer shall ensure that appropriate systems and controls are in place to safeguard the FSC funds. The Treasurer shall prepare an annual budget with the members. approval and present via Liaison to the FVRA Board. The treasurer shall keep accurate records that agree with FVRA. financial reporting and report such financial position at monthly. meetings. The Treasurer shall present financial position monthly. to FVRA Treasurer, FVRA Manager and FSC Chair. The Treasurer shall perform other duties as the Chairperson may prescribe.

- E. DISTRICT REPRESENTATIVES: There shall be one (1) Representative recruited from each of the eight (8) districts by the FSC Chairperson with assistance from the outgoing District Rep. The District Representative shall appoint alternate(s) to act on their behalf. Each district shall be limited to one vote per district. The District Representative and/or Alternate shall attend all FSC meetings.
- F. LIAISON: The Liaison shall be a current FVRA Board member. The Liaison shall be the point of contact with the FVRA. The Liaison shall clarify and work out perceived differences and generally maintain relations between the FSC and the FVRA Board. The Liaison may fill in when needed to achieve a quorum. The Liaison will present the FSC Budget for the next fiscal year to the FVRA Board for approval.
- G. TERM OF OFFICE: The Chairperson shall preside over the FSC until replaced by a member of the current committee. Should a member not be available to fill the position the FVRA Board will advertise and appoint an incoming chairperson. To ensure continuity of business, any outgoing District Representative is responsible for recruiting a successor.

4. SUB-COMMITTEES: All sub-committees including but not limited to; Fairway Village Golf Club, Fairway Village Shuffleboard Club, Fairway Village Library Committee and Fairway Village Canada Club shall ensure the operating policies and procedures of FSC are followed at all times.

5. DISTRICTS: Fairway Village shall consist of eight (8) Districts.

District	Unit Numbers	Number
1	1 – 90 (except 35)	89
2	91 – 184	93
3	185 – 281	97
4	35, 337-431	93
5	297 -336, 432 – 481	89
6	282 – 295, 485 – 566	96
7	600 – 693	94
8	694 – 793, 745A	100

6. MEETINGS: The FSC will meet the last Tuesday of each month, October through March at 7:00 PM in the FV Clubhouse. This meeting shall act as a planning meeting for the subsequent General Meeting. The General Meeting shall be held the first Tuesday of each month, November through April at 7:00 PM in the FV Clubhouse. Notice of all FSC meetings shall be posted forty-eight (48) hours prior to such meeting on the FSC bulletin board and on the FVRA website. Meeting agenda

shall be presented to FVRA ninety-six (96) hours prior to such meeting. All residents shall be entitled to attend FSC meetings and shall conduct themselves in an orderly and responsible manner.

7. ORDER OF BUSINESS: Order of business for both the Planning and the General meeting shall be:

- A. Call to order
- B. Reading and approval of minutes
- C. Reports by officers
- D. Unfinished business
- E. New business
- F. Team reports and announcements
- G. Adjournment

8. RESPONSIBILITIES: The FSC shall aid in creating a community spirit among the residents of Fairway Village through a wide variety of events offered.

- A. FSC shall appoint team leaders to handle all pre-event and post-event processes for all FSC sanctioned events.
- B. FSC shall recruit and help organize volunteers for events as necessary.
- C. FSC shall propose to the FVRA any new use of recreational facilities and any other recreational issues.
- D. All members of FSC shall read the FSC Policies and Procedures to ensure that all FSC activities/events are conducted within the boundaries established therein.
- E. FSC shall assist the FVRA with any other special projects as needed.

9. EVENTS:

- A. All events and event communications shall be sanctioned by FSC. Only shareholders and their guests/visitors, or registered renters and their guests shall be eligible to attend or participate in FSC activities/events.
- B. Tickets for all FSC sanctioned events shall be taxed according to the Florida Department of Revenue rules and identified as such on all tickets sold.
- C. All social events offered to the membership shall be under the direction of a duly appointed team leader. All residents may purchase tickets for social events between the hours of 5:00 - 6:00 PM in the clubhouse, Thursdays prior to the event.

Residents may purchase up to 8 tickets {2} for their household and {6} for guests.

- D. Dances and Fun Summer Parties only.
Advance sales will be available three times annually, Fall (October through December) and, Winter (January through April) and Summer (May through September). All events with reserved seating require completion of event ticket form prior to ticket sales, indicating resident names, unit numbers and guests. Guests will be identified with a check mark. Due to seating capacity, a maximum of 400 tickets may be sold for any one event. An event form found in cup holder near FSC bulletin board.
- E. Tickets for FSC sanctioned events shall not be sold to the general public.

10. FINANCES:

- A. The FSC shall be funded by the monies collected at FSC events.
- B. The fiscal year shall begin on the first day of January.
- C. The FSC Chairperson has the authority to distribute funds under \$200. Expenditures over \$200 must be taken to a vote by the FSC.
- D. The Shuffleboard Club(s) and Bingo Committee shall present a monthly summary of finances to the FSC Treasurer for review and record keeping.
- E. The Shuffleboard Club, Men's Golf League and Ladies' Golf League shall collect voluntary annual dues for the benefit of each individual club. All dues collected shall be given to the FSC Treasurer for accounting and record keeping.
- F. All sanctioned events shall remit all proceeds and reimbursement requests to the FSC Treasurer in a timely manner.
- G. All Golf expenditures exceeding Golf account balance shall be presented to the FSC for prior approval.

- 11. COMPENSATION: FSC Officers, District Representatives, District Alternates and/or Volunteers shall NOT receive financial compensation or gifts for any services rendered.

12. RECORDS: All FSC financial records and FSC meeting minutes shall become the property of FVRA and stored for a minimum of seven (7) years.

13. USE OF CLUBHOUSE:

- A. All FSC sanctioned events to be held in the clubhouse either on a one-time basis or regularly scheduled throughout the year, shall be coordinated with the Scheduling Coordinator in the FVRA Office. Every effort will be made to accommodate requests with the cooperation of the FSC Chairperson.
- B. Players of all card games, including Bingo must be residents and or their guests/visitors. Bingo players must be the age of 18 years or over.
- C. Only residents/registered renters are eligible to sell items at the annual Flea Market or Art and Craft shows (except of sanctioned instructors) with table rental fees going to the FSC treasury.
- D. No selling at and FSC functions except mentioned in Section C.
- E. Driving nails or staples or use of tape of any sort on Clubhouse walls or ceilings is prohibited. Any decorations, posters, etc. are limited to tabletops and free-standing floor fixtures, no tape of any sort.
- F. Breakable dishes/glass vessels of any type are NOT permitted on the deck. Paper products shall be offered at FSC events using non-breakable dishes.

14. GOLF:

Residents shall read and adhere to the golf policies and procedures posted on the FVRA website.

15. SHUFFLEBOARD:

- A. The posted rules on the wall of the Shuffleboard facility must be followed.
- B. Guests must be accompanied by a resident. Children under the age of 12 must be accompanied by an adult.
- C. Proper care of the equipment and facility is the responsibility of the players.
- D. Equipment is available to all players.

16. FSC BULLETIN BOARDS:

- A. FSC Bulletin Boards are restricted to authorized materials.
Only material relating to recreational and social information.
for the benefit of Fairway Village residents may be posted.
- B. A community board for residents or registered renters' use only, will
be provided in the clubhouse.

17. TEAM LEADERS:

- A. Team Leaders shall be responsible for putting up and taking down
chairs and tables for functions of their group. The FVRA
Maintenance Department shall be responsible for putting up and
taking down chairs and tables for Bingo, Light Suppers, Big
Breakfast, Koffee Klatch and FSC Meetings.
- B. No Team Leaders or team members shall withhold any money from the
sale of tickets to any FSC function without prior approval from the FSC
Chairperson.
- C. Event Leaders will ensure that any contracts with outside entities
requiring funding are signed by the FSC Chairperson
- D. Event Lead will ensure all tickets indicate that they include
Florida Sales Tax.
- E. All requests for allocation/reimbursement of funds for an activity must
come from the Team Leader.

18. KEYS:

- A. All keys shall be distributed to the proper person at the beginning of
the new season by the FSC Chairperson. A list of all key holders
shall be given to the FVRA Manager by the FSC chairperson.
- B. All keys will be returned to the FSC chairperson at the close of the
season .
- C. No one holding a key will cause a duplicate to be made. Anyone
requiring additional keys shall submit a written request to the FSC
chairperson.

19. PAC COMITTEES:

The FSC shall not form a Political Action Committee for any purpose.

20. **SPEAKERS/PRESENTERS AT FSC MEETINGS:**

An individual speaker who has a financial interest or stands to gain monetarily as a result of a presentation, shall not be scheduled to speak before the general membership.

21. **MONTHLY FLIER:**

The flier/newsletter articles shall be limited to current committee/team activities. All information relating to recreational, social, health, and FVRA management for the benefit of Fairway Village residents, and FV organizations. Women Working Wonders may submit articles for the flier.

22. **MEMORIAL:**

Coffee and coffee supplies will be provided by FSC at no charge for memorial services.

23. **COMMITMENT OF NON-DISCRIMINATION:**

The Committee shall not discriminate in its policies, procedures, functions, and activities, on the basis of an individual's race, color, religion, sex, national origin, age, handicap, or marital status.

Section 4.a
Fairway Social Committee
Fairway Village Golf Club
(FVGC)
Policies Procedures and Rules

Fairway Village Golf Club Policies, Procedures and Rules

Purpose:

The Fairway Village Golf Club (FVGC) is for the oversight of golfing activities and events on the FV Golf Course. The FVGC follows the operating procedures of the Fairway Social Committee (FSC); as a sub-committee of FSC.

FVGC Committee:

An elected Committee shall conduct the affairs of FVGC. This committee shall consist of nine members: the chairperson and vice-chairperson of the Men's league, the chairperson and vice-chairperson of the Ladies League, and five members elected at large from the membership in good standing. Three at large members shall be elected in odd number years and serve for a term of two years; and two at large members shall be elected in even numbered years and serve a term of two years. Election results will be submitted to the Fairway Village Residents Association, Board of Directors, via FSC channels for approval.

Sub-Committees:

Ladies and Men's Leagues will be Sub Committees of the FVGC. Any changes made to their respective Standing Rules and Regulations will be submitted to the FVGC.

Membership:

Membership shall be open to any person residing (including renters) within Fairway Village, Largo, Florida. A golf club member is a shareholder or renter who has paid the annual golf fee, as established by the FVRA. There is no refund or reduction of golf dues because of illness. Transfer of membership may be approved if requested by a member who suffers a debilitating or terminal illness. The transfer must be only to members of the immediate family, who are residents.

These members shall have the right to vote at all annual, general, or special golf club meetings and be entitled to participate in tournaments and events sponsored by said club. Non-member residents paying daily greens fees as established by FVRA, are welcome to attend all meetings and participate in events, however, shall not have voting rights. A list of annual memberships will be provided to the FVGC by FVRA.

Officers:

The officers of the FVGC Committee shall be chairperson, vice-chairperson, secretary, and treasurer. The officers shall be elected by the FVGC Committee for a period of one year. That election will be held after the annual meeting and prior to April 15th of that year.

Nominations:

At a meeting of the FVGC Committee, to be held not later than the first week of February, the committee shall appoint a nominating committee composed of three voting members of the FVGC, none of which may be a member of the FVGC Committee. The number of nominees must be at least the number of vacancies on the committee. The nominating committee will then select three tellers from the membership who are responsible for tallying the vote. The secretary shall post a list of the names of all candidates on the bulletin board at the golf shack at least 14 days prior to the election. Additional nominations may be made by members in writing to the secretary up to seven days prior to the election day. A revised list of all candidates shall then be posted on the bulletin board at the golf shack at least 72 hours prior to election day.

Elections:

The members of the FVGC Committee are to be elected at large by secret ballot on a date selected by the committee. The election shall be no later than the 15th day of March. At least 10% of the FVGC membership must vote to have a valid election.

The secretary shall arrange for a voting station to be set up on election day. The tellers will be provided with the ballots and a list of current members. The location and hours of voting are to be posted at the Golf Shack 7 days prior to the election.

The candidate(s) receiving the most votes shall be declared elected. In the event of a tie, the winner shall be determined by drawing lots. The tellers shall certify the results of the election to the secretary. In the event where the number of nominees is equal to the number of openings, the Committee may designate them by acclamation. These results will be posted (within 48 hours) on the golf shack bulletin board. Election results will be submitted to the Fairway Village Residents Association Board of Directors, via FSC channels for approval.

Those elected members shall take office at the next Committee meeting following the annual meeting.

Vacancies:

Any vacancy occurring within the FVGC Committee shall be filled by the chairperson with the approval of the Golf Club Committee. A member so appointed shall serve until the next election. Should the chairperson become unable to serve in their term, the vice-chairperson shall serve as chairperson until the next annual election. Vacancies so filled will be subject to the FVRA BOD approval, via FSC channels.

Meetings:

Notice of all meetings should be posted at least 48 hours in advance. An agenda will be prepared, and minutes will be kept by the secretary. FVGC Committee meetings may be conducted with a majority of committee members present.

The Annual meeting of the members shall be held in March of each year. The General meeting shall be held in November of each year.

Special meetings may be called by the chairperson at any time or called whenever requested in writing by 10% of the membership. Such written requests must state the purpose thereof.

A quorum shall be met when 10% of FVGC members attend the above meetings.

Finances:

The FVGC Committee treasurer shall prepare a budget in March of each year to be presented to the Fairway Village Social Committee (FSC). This shall include all anticipated funds collected and payouts for every paid event. Monies collected shall be given to the FSC treasurer for accounting and tax purposes (according to Florida Statutes). The finances of the FVGC will be managed by FSC with a line-item accounting in the FSC Financial report specifically identifying FVGC revenue, expenses, balance, and sales taxes. Expenditures exceeding account balance must be presented to FSC for prior approval.

Special Events:

Scrambles, tournaments, and other golf events will have oversight by the FVGC.

Entry fees for FVGC events may be collected at the Golf Shack by members of the Committee and/or the leads for the event. All payments shall be recorded and kept by the Committee Treasurer.

All ticketed events must be sold in the Clubhouse, as per FSC Policies and Procedures.

Handicaps as computed by the Men's or Ladies leagues shall be used for handicapped events sponsored by the FVGC. For the Open event, non-league members shall have a handicap of zero (0). For all other events the handicap for a non-league member may be calculated as accurately as possible by the event coordinators and may be approved by the committee chairperson.

Ties for first place in the Open and Classic events shall be decided by a sudden death playoff. If more than one player(s) is tied, the player(s) eliminated during the sudden death are ALL considered tied for second place.

In a sudden death playoff with more than one person(s) the highest score on the first playoff hole is eliminated and the remaining participants play on until a winner is decided. All other ties for succeeding places are simply called "tied for xx place" This is for the purpose of settling the final standings.

General Rules:

Fairway Village golf course is a private course for the use and enjoyment of its residents, guests, and visitors. The course is not open to the public.

Residents desiring to play golf are required to pay green fees or to hold an annual membership in the Fairway Village Golf Club. Guests and visitors are required to pay green fees and must be accompanied by a resident or sign a register at the Golf Shop before teeing off.

All persons playing golf are required to adhere to the general rules established by the FV Golf Club

1. Only golfers are allowed on the golf course, except for the following:
 - a. As required for special events.
 - b. One ride-along person is allowed to accompany one golfer under the following conditions:
 - * Both the golfer and ride-along person are an owner or renter (no visitors or guests) and must notify the starter
 - * Must accompany a playing golfer.
 - * Abide by golf etiquette.
 - c. Those fishing in the golf course ponds as specified in 24. FVRA Rules and Regulations
2. All players, including guests, must register with the starter at the Golf Shack (when open) to play.
3. Every player must have his or her own golf clubs (including bag). Membership tags must be prominently displayed on the members' golf bag. Green fee players must keep receipt for fee.
4. Golf shoes with metal cleats are not permitted on the golf course.
5. Play on Number 1 tee may commence when Number 2 green is clear.
6. House guests may play every day upon payment of green fees. Guests living in the area outside of FV must play with a member and will be allowed to play a maximum of twice each month between December 1st and April 30th.
7. Residents will take responsibility for their guests' behavior and dress.
8. Each golfer is responsible for damage occurring to a resident's home as a result of their play, i.e., a broken window.
9. No playing group may be composed of more than four (4) players except for special events sponsored by the Golf Club.
10. Players may not cut in from hole to hole.
11. Children under twelve (12) years of age are not permitted on the course. They may use the putting green if accompanied by a resident or member. Children 12-18 may golf if accompanied by a member or resident.
12. Closing of the golf course or limiting the use of power carts on the course will be the responsibility of the Golf Course Superintendent or designate. If not

available, FVGC chairperson, vice-chairperson or FVRA President. Closing course signs shall be placed in a readily available location.

Enforcement of Rules:

1. Golf Committee Chairperson, Vice-Chairperson, Rules Chairperson, may diplomatically inform a golfer of a rule infraction.
2. No other golf Club member shall reprimand a fellow member, guest, or management employee.
3. Complaint and Suggestion Forms may be obtained from the Starter. Complete and sign the appropriate Complaint Form. Only the Golf Committee Chairperson will know the name of the complainant. These complaints will be acted on by the Golf Club Committee.
4. Appeals of any golf infraction may be made to the FVRA Board by the player if he/she feels that they are being wronged; or by the Starter if he/she feels that they are not getting satisfactory cooperation.

Etiquette and Course Care:

1. Safety is always paramount.
2. Please be considerate when a player is addressing the ball.
3. Players should play without delay. Scores should be marked after exiting the green to avoid delays.
4. Before leaving a bunker, a player shall carefully smooth all holes and footprints in the bunker with the rake; the rake should be replaced to the holders on the tree.
5. Fill divots on tees and fairways with sand. Sand is provided at all tees. Repair ball marks and damage on greens.
6. Deposit ALL TRASH including cigarette butts in the appropriate receptacles located at each tee.

Reservations:

1. Tee times may be made up to two days ahead by golf club members, and one day ahead by non-members.
2. Reservations may be made in person at the Golf Shack starting at 7:45 am every day, or by telephone to 727-531-8134 starting at 8 am. Starters will take in-person reservations exclusively for 15 minutes from 7:45-8:00, then will alternate between phone and in-person times after this.

3. A player may make reservations for a maximum of two tee times (up to eight golfers). The resident Making the reservation must play in one of the tee times reserved.
4. No person may play more than two rounds per day, (League play excluded), however, if there is an opening, a person may play again.
5. The person that makes the tee time is responsible for that reservation. Players who cannot make their tee times shall call the Golf Shack as soon as possible to cancel the time, allowing others to play in that slot. No shows for tee times will be monitored by the Golf Shack. Repeat no-shows will be referred to the Golf Committee for their action.

Power Golf Carts:

1. Golf carts must park on the paved area provided at the tee box to not damage the grass.
2. Carts must remain at least thirty (30) feet from all greens.
3. Driver of the golf carts must be at least 16 years of age.
4. In the event there are multiple carts for a tee time, only two carts will be allowed per tee time.
5. Carts should be parked in the parking lot across from the Golf Shack until your tee time nears. Carts enter the course on the south side of Number 1 tee, and exit Number 9 green, by the area just north of the Golf Shack. Use cart paths on the course where provided.
6. Carts will not be allowed on rainy days, or if there is wet ground. Signs will be posted on these days.

Dress Code: Starters have the authority to enforce guidelines.

TOPS:

ALLOWED

1. Outfits designed for golf.
2. Shirts with collars and or sleeves
3. T-shirts with acceptable lettering

NOT ALLOWED

1. Men's muscle shirts
2. Shirts that appear to be undershirts
3. Halters
4. Bare mid-riffs
5. Objectionable lettering or graphics

PANTS/SHORTS

ALLOWED

1. Pants, slacks, capris, and Bermuda shorts
2. Shorts that have a hem, no cutoffs

NOT ALLOWED

1. Biker shorts
2. Running shorts
3. Swim attire

SHOES

ALLOWED

1. Golf shoes with soft cleats
2. Athletic shoes

NOT ALLOWED

1. Shoes with metal cleats or spikes
2. Shoes with heels.

A sign shall be posted in front of the Golf Shack stating "DRESS CODE IN EFFECT."

Local Rules:

The FVGC Committee shall establish the local playing rules for the FV golf course. Those rules shall be posted on the FV website and at the golf shack. An abbreviated local rules list may be printed on the FV golf course scorecard.

General rules must follow Fairway Village Residents Association bylaws, and the FSC Policies and Procedures (including events and events processes), except for those specifically exempted herein.

Local playing rules and subsequent amendments thereto shall be exempt from required FSC and/or FVRA BOD approval.

Amendments:

These policies and procedures may be amended by a vote at any meeting of the membership. A majority vote of those present at the meeting shall be necessary for an amendment to pass. Any amendments will require FVRA BOD approval through FSC channels, except for those specifically exempted herein.