

Important Information for Prospective Buyers/Renters

FAIRFIELD AT BOCA HOA HAS UP TO 30 DAYS APPLICATION PROCESSING TIME

Fairfield at Boca Homeowners Association, Inc. requires every prospective buyer or renter to complete an Application for Occupancy before taking possession of any property within the community. Married couples may submit a single application, while all other applicants must submit individual applications along with the associated fees. *The completed application, along with the lease or purchase contract and all processing fees, must be submitted before the "packet" is forwarded to the appropriate Sub-Association Board and subsequently to the Fairfield at Boca HOA Board of Directors for final approval. Only after these approvals will a Certificate of Approval be issued to the buyer or lessee, or their representative.* All new residents are responsible for obtaining, reading, and complying with their Sub-Association Rules & Regulations, as well as those for the Fairfield at Boca HOA.

- If a property owner wishes their listing agent to have unrestricted access to their property, the agent must be added to their Permanent Guest List on the EIQ Connect App. A Security Guard will call the homeowner(s) for all other realtors requesting entry into the community.
- For Estoppel information regarding Fairfield at Boca or any of the RMC managed Sub-Associations listed below, contact the RMC corporate office at 954-426-0151, or via email at: ggarcia@rmcflorida.com.

Please return this completed Application along with all applicable Fees, a minimum of thirty (30) days prior to desired occupancy. Any past due assessments or any violations connected with the referenced property address/lot, will result in a Denial of Application.

RENTALS - A \$1,000.00 Refundable Security Deposit payable to Fairfield at Boca HOA is required with the Application and lease contract. All Fees listed below are payable by Check or Money Order only.

Association Names	Community Addresses	Association Management Company and Fee		Sub-Association Fee	Fairfield at Boca HOA Fee
Carriage Houses	Buckhead Circle	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Carriage Houses \$200.00	Payable to Fairfield at Boca \$300.00
Court Homes I	Park Place Circle	RMC, Inc. for Fairfield HOA Management	Payable to RMC, Inc. \$75.00	Contact Hawkeye Mgmt. for their fee. 561-392-1600	Payable to Fairfield at Boca \$300.00
Court Homes II	Fairfield Lane 5112-5139 Pointe Alexis Coronado Ridge	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Court Homes No. 2 \$200.00	Payable to Fairfield at Boca \$300.00
Court Homes III	54 th Drive South 214 th Drive South	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Court Homes III \$100.00	Payable to Fairfield at Boca \$300.00
Court Homes IV	5080 - 5108 Pointe Alexis 5040/5044/5048/5052 Pointe Emerald Lane	RMC Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Court Homes IV \$100.00	Payable to Fairfield at Boca \$300.00
Grand Fairfield	Grand Park Place	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Grand Fairfield \$200.00	Payable to Fairfield at Boca \$300.00
Town Homes I	Pagosa Court Sapphire Valley Tudor Drive	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Townhomes of Fairfield \$150.00	Payable to Fairfield at Boca \$300.00
Town Homes II	Pointe Emerald Lane	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	Payable to Townhomes II \$150.00	Payable to Fairfield at Boca \$300.00
Fairfield HOA "The Master"	NW 8 th Street	RMC, Inc. 561-368-5738	Payable to RMC \$75.00	N/A	Payable to Fairfield at Boca \$300.00

Fairfield at Boca Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Drive, Boca Raton, FL 33486

On-site Office: (561) 368-5738

Fairfieldatbocamanager@rmcflorida.com or fairfieldatbocaadmin@rmcflorida.com

CERTIFICATE OF APPROVAL

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge receipts of the Rules & Regulations of the Association.
2. I/We the APPLICANTS do hereby acknowledge that such Rules & Regulations are an ADDENDUM to any contract for purchase or lease which we may enter into.
3. I/We the APPLICANTS do hereby acknowledge the Association to investigate any and all information contained in this APPLICATION for accuracy.
4. I/We the APPLICANTS do hereby acknowledge that it is our responsibility to make sure we receive at our closing, a copy of the Declaration of Covenants, Articles of Incorporation, By-Laws and any Rules & Regulations for both the Master Association and our particular Sub-Association.
5. I/We the APPLICANTS do hereby acknowledge and permit the Association to make inquires of my (our) credit, background, personal finances, employment and such other information which the Association may deem necessary to process and consider my (our) application for occupancy.
6. I/We the APPLICANTS do hereby acknowledge receipt of the Parking Rules & Regulations of the Association.
7. I/We the APPLICANTS do hereby acknowledge that parking is strictly prohibited on the grass or sidewalks at any time.
8. I/We the APPLICANTS do hereby acknowledge that commercial vehicles are prohibited from being parked inside the community unless inside the garage.
9. I/We the APPLICANTS do hereby acknowledge that pick trucks of any kind are prohibited from being parked inside the community unless inside the garage.
10. I/We the APPLICANTS do hereby acknowledge that any parking violations which should exist at our residence in the future, the Board of Directors is permitted to tow the vehicle that is illegally parked at the owner's cost, including from the driveway.
11. I/We understand that there may be additional restrictions concerning the number of vehicles and vehicle types, depending on each Sub-Association. This application is subject to such restrictions, as will any future vehicle purchases.
12. I/We understand that there exists restrictions concerning the number, breed, weight, and type of pets allowed, which vary in each Sub-Association. Certain Sub-Associations further restrict pets to owner occupied or leased units. This application is subject to such restrictions, as will any future pet additions.

Property Lot #: _____ Property Address: _____

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

FACILITATOR INFORMATION

Realtor Name (if any): _____ Phone Number: _____

Title Company (if any): _____ Phone Number: _____

Application Approval - To Be Completed by Board

Sub-Association Signature: _____ Date: _____

Master Association Signature: _____ Date: _____

Townhomes of Fairfield Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Drive

Boca Raton, FL 33486

561-368-5738

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CERTIFICATE OF BOARD APPROVAL

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge receipts of the Rules & Regulations of the Association.
2. I/We the APPLICANTS do hereby acknowledge that such Rules & Regulations are an ADDENDUM to any contract for purchase or lease which we may enter into.
3. I/We the APPLICANTS do hereby acknowledge the Association to investigate any and all information contained in this APPLICATION for accuracy.
4. I/We the APPLICANTS do hereby acknowledge that it is our responsibility to make sure we receive at our closing, a copy of the Declaration of Covenants, Articles of Incorporation, By-Laws and any Rules & Regulations for both the Master Association and our particular Sub-Association.
5. I/We the APPLICANTS do hereby acknowledge and permit the Association to make inquiries of my (our) credit, background, personal finances, employment and such other information which the Association may deem necessary to process and consider my (our) application for occupancy.
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11. I/We understand that there may be additional restrictions concerning the number of vehicles and vehicle types, depending on each Sub-Association. This application is subject to such restrictions, as will any future vehicle purchases.
12. I/We understand that there exists restrictions concerning the number, breed, weight, and type of pets allowed, which vary in each Sub-Association. Certain Sub-Associations further restrict pets to owner occupied or leased units. This application is subject to such restrictions, as will any future pet additions.

Property Lot #: _____ Property Address: _____

Applicant Signature _____ Date: _____

Applicant Signature: _____ Date: _____

FACILITATOR INFORMATION

Realtor Name (if any): _____ Phone Number: _____

Title Company (if any): _____ Phone Number: _____

Application Approval - To Be Completed by Board

Sub-Association Signature: _____ Date: _____

Master Association Signature: _____

Townhomes of Fairfield Association, Inc. Application for Occupancy

This Application must be completed, leaving NO BLANK SPACES or missing information. Please enclose a copy of the Sales/Lease Contract and a copy of the ID of each adult applicant, along with the **non-refundable fees** noted below. Applications must first be submitted to the Sub-Association for Approval. A representative of the Sub-Association must sign this Application, indicating that they have approved the applicant. **Applications may require up to thirty (30) days for processing. Personal interviews may be required of Applicants.**

☐ Copy of Sales/Lease Contract and Drivers License ☐ \$300 check made payable to Fairfield at Boca
☐ **\$1,000.00 Refundable Security Deposit check made payable to Fairfield at Boca for RENTERS ONLY**
☐ Sub-Association Fee as Applicable (see 1st page) \$_____

Please provide separate checks or money orders for Nonrefundable Application Fees.

Association Information					
Sale	Rental (Please circle)	If Rental, From:		To:	
Sub Association Name:					
Current Owner's Name:					
Current Owner's Address:					
Phone:	Work:	Other:	Fax:	e-mail:	
Fairfield Property Address:					Lot#:
Applicant Information					
Name:					
Date of birth:		SSN:		e-mail:	
Current address:					
Phone:	Work:	Other:			
Current Landlord/Mortgage Company:				Phone:	
Owned Rented (Please circle)	Monthly payment or rent:			How long?	
Employment Information					
Current employer:					
Employer address:				How long?	
Phone:	Fax:		e-mail:		
Position:	Hourly	Salary (Please circle)	Annual income:		
Co-applicant and/or Spouse Information					
Name:					
Date of birth:		SSN:			
Current address:					
Phone:	Work:	Other:			
Current Landlord/Mortgage Company:				Phone:	
Owned Rented (Please circle)	Monthly payment or rent:			How long?	
Co-applicant and/or Spouse Employment Information					
Current employer:					
Employer address:				How long?	
Phone:	E-mail:		Fax:		
City:	State:		ZIP Code:		
Position:	Hourly	Salary (Please circle)	Annual income:		
Other Occupants Residing in the Unit (Including Children)					
Name:		Relationship:		Children's age	

Vehicle Information

Primary Driver Name:

Year:

Make/Model:

Tag:

State:

Color:

Primary Driver Name:

Year:

Make/Model:

Tag:

State:

Color:

Primary Driver Name:

Year:

Make/Model:

Tag:

State:

Color:

Primary Driver Name:

Year:

Make/Model:

Tag:

State:

Color:

Emergency Contact

Name of a person not residing with you:

Address:

City:

State:

ZIP Code:

Phone:

Relationship:

Pet Information (photograph of all pets is required to be attached to the last page)

Pet Type:

Breed:

Color:

Weight:

Pet Type:

Breed:

Color:

Weight:

If there are no Pets, Please Sign Here:

Please attach photograph of all pets below if applicable:

CERTIFICATION

I (WE) HEREBY REPRESENT THAT ALL INFORMATION IN MY "APPLICATION PACKAGE" IS TRUE AND COMPLETE AND AUTHORIZES THE VERIFICATION OF SAME BY REASONABLE MEANS. APPLICANT (S) UNDERSTAND THAT FALSE INFORMATION GIVEN HEREIN MAY CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION AND/OR FORFEITURE OF ANY DEPOSITS.

I (WE) FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN INCLUDING BUT NOT LIMITED TO CREDIT AND CRIMINAL BACKGROUND CHECKS AND APPLICANT AGREES TO HOLD THE OWNER, THE ASSOCIATION HARMLESS ON ACCOUNT OF SUCH INVESTIGATION AND DECISION THEREON. APPLICANT UNDERSTANDS THAT IF THIS TRANSACTION IS APPROVED, THE APPLICANT ASSUMES ALL THE RIGHTS, PRIVILEGES, LIABILITIES AND OBLIGATIONS OF THE OWNER AS SET FORTH IN THE DECLARATION OF COVENANTS, BY-LAWS, AND RULES AND REGULATIONS.

APPLICANT UNDERSTANDS ANY WARRANTY REPAIR SERVICE AND REQUEST OF ITEMS WITHIN THE UNIT MUST BE DIRECTED TO THE UNIT OWNER. **THIS APPLIES TO LEASES ONLY.**

I (WE) ACKNOWLEDGE THAT I (WE) **CANNOT** OCCUPY THE PREMISES WITHOUT AUTHORIZATION FROM THE ASSOCIATION. IN THE EVENT THAT UNAUTHORIZED OCCUPANCY OCCURS, THE APPLICATION **WILL NOT** BE ACCEPTED FOR CONSIDERATION UNTIL OCCUPANT (S) VACATES COMPLETELY OR APPLICATION MAY BE **REJECTED** IN ENTIRETY.

I (WE) ACKNOWLEDGE THE PROCESSING OF THIS APPLICATION MAY TAKE UP TO THIRTY (30) DAYS.

I (WE) AGREE NO TRANSIENT OCCUPANCY IS ALLOWED AND A COPY OF THE SALES CONTRACT OR LEASE AGREEMENT MUST BE PROVIDED TO THE ASSOCIATION.

I (WE) ISSUE AUTHORITY AND PERMISSIONS, WHILE HOLDING HARMLESS THE CREDIT BUREAU, THE ASSOCIATION AND ITS MEMBERSHIP TO WHICH I (WE) HAVE APPLIED FOR OCCUPANCY, UNITED COMMUNITY MANAGEMENT CORP. AND ITS OWNERS, OFFICERS AND EMPLOYEES, HEREBY RELEASING THEM FROM ANY LOSSES, EXPENSES OR DAMAGES SUSTAINED DIRECTLY OR INDIRECTLY, BY ME OR OTHERS, FROM INFORMATION DISCLOSED IN THEIR INVESTIGATIVE REPORT WHETHER MADE ORALLY OR IN WRITING.

I (WE) ACKNOWLEDGE THAT I (WE) UNDERSTAND THE RULES AND REGULATIONS OF THE CONDOMINIUM AND/OR HOMEOWNERS ASSOCIATION, A COPY OF WHICH HAS BEEN GIVEN TO ME.

APPLICANT (S) UNDERSTANDS THAT A NON-REFUNDABLE APPLICATION FEE SHOULD BE MADE PAYABLE TO THE ASSOCIATION.

PURCHASER/LESSEE (PLEASE PRINT)

DATE

PURCHASER /LESSEE (PLEASE SIGN)

PURCHASER/LESSEE (PLEASE PRINT)

DATE

PURCHASER/LESSEE (PLEASE SIGN)

FAIRFIELD AT BOCA
Ref# TOWNHOMES of Fairfield

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____

SSN: _____ DOB: _____

Tel#: _____ CELL: _____

Are you Buying or Renting?: _____

Current Employer

Company: _____ Tel#: _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: _____ To: _____ Title: _____ N/A _____

Current Landlord

Company/Name: _____ Tel: _____ N/A _____

Landlord: _____ A/A _____ Rent: _____ N/A _____

Rented from: _____ To: _____ N/A: _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ Date: _____

-

**DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS**

DISCLOSURE

The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle records, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to:

AmeriCheckUSA
7777 Davie Rd Extension #101B
Hollywood, FL 33027

Print Name: _____

Signature: _____

Date: _____

For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report; if one is obtained, please check here: _____

Fairfield at Boca Association, Inc.

c/o Residential Management Concepts, Inc.

21300 Lennox Dr Boca Raton, FL 33486

Onsite Office: (561) 368-5738

fairfieldatbocamanager@rmcflorida.com or

fairfieldatbocaadmin@rmcflorida.com

Fairfield Rules and Regulations

The regulations that have been set up, not for the restriction of one's conduct, but more for the purpose of making living at Fairfield a more comfortable experience for all concerned. In living together, every resident has certain rights, and also certain obligations to the other owners. The interest you take in your home or unit and the common areas of Fairfield will encourage all others to take an even greater interest which builds up the value of your choice of Fairfield as your home.

PLEASE READ AND SIGN WHERE INDICATED

1. I/We the APPLICANTS do hereby acknowledge meeting with a representative of Fairfield at Boca Master Homeowners Association, Inc. on _____.
2. I/We the APPLICANTS do hereby acknowledge that I/We have been informed of the various rules and regulations including but not limited to the following:
 - a) _____ No exterior changes to any portion of the unit including but not limited to the back patio and front entry way are permitted without prior written consent from the Board of Directors.
 - b) _____ Only two (2) common household pets that have been approved by the Board of Directors will be allowed on any lot providing that the said pets are never outside unleashed, that the owner promptly removes and disposes of waste matter deposited by the pets and that the pets are not allowed to become a nuisance.
 - c) _____ Trash may only be placed curbside the evening prior to a scheduled pick-up day and containers must be brought back inside the evening of a scheduled pick-up day. Front & Back Patios as well as all common properties shall be kept free and clear of rubbish, debris, and other unsightly material. If you have garbage that the normal garbage collectors will not take you can contact City of Boca Sanitation, 561-416-3367. Trash pickup is on Tuesday and Friday, bulk is Tuesdays.
 - d) _____ No commercial truck, van, bus recreational vehicle, mobile home, motor home, camper, trailer or similar vehicle or any boat or other type of watercraft may be kept on property unless fully enclosed in a garage and not visible from the outside.
 - e) _____ **Transponders** are available for only those residents whose car registrations and driver's licenses note a Fairfield address. The cost per transponder is \$30.00. Replacement transponders for new vehicles (where a previous transponder was purchased for an old vehicle) are \$30.00.

- f) _____ Absolutely no parking on the street is allowed. No overnight parking on the streets, nor encroaching on sidewalk or swale areas shall be permitted. All cars must be parked in your garage, driveway, or the guest parking lot. Overnight parking (1 am to 6 am) without a valid permit is not allowed. Be sure the guard at the gatehouse puts your GUESTS license plate number on the overnight pass. **Cars will be towed if the Guest Pass does not reflect the license plate on the vehicle.** If you need a Guest Pass for more than one night you need to get that from the main office, not at the gatehouse.
- g) _____ Residents are NOT allowed to park in guest parking.
- h) _____ Vendors are restricted to working in the community only during the hours of 7:00 AM - 7:00 PM, Monday through Friday and from 8:00 AM - 7:00 PM on Saturdays. Vendors will not be permitted to work in the community at any time on Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Yom Kippur, Thanksgiving and Christmas.
- i) _____ No owner shall make or permit to be made any loud and/or disturbing noises of a continuing nature, any noxious or offensive activity, any emanation of unpleasant odors or any other nuisance or annoyance.
- j) _____ Master Association is no longer providing basic cable to the residents of Fairfield. All individuals are free to contact any television service provider they desire.
- k) _____ Renter _____ Owner If there are concerns regarding rules and regulations and violation letters have been sent out this will be cause for nonrenewal of your lease.
- l) _____ Homeowner has received and read all governing documents.

On-site Fairfield Master Office Information:

Hours: Monday – Friday 9:30am – 4:30pm

Holidays may affect office hours.

Phone: 561-368-5738

Email: fairfieldatbocamanager@rmcflorida.com or
fairfieldatbocaadmin@rmcflorida.com

TOWNHOMES OF FAIRFIELD ASSOCIATION, INC.

RULES AND REGULATIONS

Revised July, 2015

In addition to the provisions of the Declaration of Covenants and Restrictions for Townhomes of Fairfield (the "Declaration"), Articles of Incorporation and By-Laws of TOWNHOMES OF FAIRFIELD ASSOCIATION, INC. ("Association"), the following Rules and Regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of Lots, Common Areas and other Property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Association residents, whether Lot Owners, approved lessees, or the guests of Lot Owners or lessees. All defined terms herein shall have the same meaning as in the Declaration, Articles and By-Laws.

1. **COMMON AREAS.** In order to enhance the beauty of the community and for safety purposes, the sidewalks, entrances, and all similar Common Areas and other Association Property, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, chairs, tables, or any other similar objects be stored therein. Bicycles may be stored only in Townhomes or in other specifically designated areas.
2. **EXTERIOR/DECORATIONS.** In order that the community and Lots may maintain an attractive and uniform appearance, no Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof, nor shall an Owner place anything other than porch furniture or plants on the porch or balcony except with the prior written consent of the Board of Directors. Limited holiday decorations are permitted but must be removed after the holiday.
3. **ANTENNAS/DISHES.** No radio or television installation may be permitted in a Townhome which interferes with the television or radio reception of another Townhome. Prior to erecting or installing an antenna, aerial or satellite dish on the roof or exterior walls of a Townhome, an Owner must first receive written approval from the Board of Directors. The Board of Directors may, in its sole discretion, specify the location where the satellite dish is to be affixed and approval shall be conditioned upon compliance with any such specifications.
4. **SIGNS.** In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Property.
5. **LANDSCAPING.** No Owner, tenant, guest, invitee, or other occupant shall plant, cut or trim any shrubbery, landscaping, or trees in the Common Areas.
6. **VEHICLES/PARKING.** No vehicles, other than automobiles, SUVs, motorcycles and non-commercial vehicles, shall be permitted to park within the Association Property, except for the purpose of making deliveries or providing repair services to a Lot. For purposes of this rule, "automobile" does not include any type of van, camper, truck, etc. No vehicle which cannot operate on its own power shall remain on any Lot or Association Property for more than 24 hours.

7. **GUEST PARKING.** Guest parking spaces shall be used by guests and shall not be used by residents to store or park their vehicles for extended periods of time.

8. **NOISE.** In order that all Owners may have the quiet enjoyment of their property, no Owner shall make or permit any disturbing noises on the Property by himself, his family, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Owners.

9. **EMERGENCY ACCESS.** In case of any emergency originating in, or threatening any Lot, the Board of Directors, or any other person authorized by it, shall have the immediate right to enter such Lot for the exclusive purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner of such Lot is present at the time of such emergency.

10. **ABSENCE FROM PROPERTY.** In order to protect the Property, an Owner who plans to be absent from his/her Townhome for an extended period of time, or for any period of time during the hurricane season, such Owner must prepare his/her Townhome prior to departure by:

- (a) Removing all furniture, plants and other objects from the porch, terrace, or yard, where applicable; and
- (b) Designating a responsible firm or individual to care for his Lot should same suffer hurricane damage, and furnishing the Board of Directors with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.

11. **NUISANCE.** No Owner, tenant, guest, invitee, or other occupant shall disturb the peaceful enjoyment and living conditions of others, including no harassment, no stalking, and no threats, express or implied, of physical violence. This provision includes no uninvited physical contact and no gestures threatening, or reasonably construed as the precursor to physical contact.

12. **DAMAGE.** No Owner, tenant, guest, invitee, or other occupant will harm, deface, dirty or cause any detriment to the property of the Association or other persons, including vehicles.

13. **EMPLOYEES/AGENTS.** No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

14. **PETS.** Pets belonging to Owners, which have been approved by the Board of Directors, will be allowed within the Association Property subject to the following restrictions:

- a. No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted on a Lot at any time;
- b. No more than two (2) domestic animals shall be permitted per Lot;
- c. Pets may not exceed forty-five (45) pounds at full-grown weight;
- d. No pet shall be permitted outside a Lot except on a leash and at all times under the control of its Owner;
- e. No pets may be kept for the purpose of breeding or for any commercial purposes whatsoever;

- f. No pet shall be allowed to constitute a nuisance;**
- g. Pets are permitted to relieve themselves on in designated areas and each pet owner shall promptly remove and dispose of waste matter deposited by his pet through a proper sewage receptacle;**
- h. The Board shall have the right to promulgate rules further restricting the keeping of pets.**



TOWNHOMES OF FAIRFIELD

Homeowners Association, Inc.

Parking Rules

Parking Rules for Townhomes of Fairfield

These Parking Rules are intended to serve as a supplement, and not as a modification or amendment, to prior parking rules or other provisions contained in the Association's other governing documents, unless expressly stated as such.

The subheadings below are for illustrative purposes only. The Rules set forth under each subheading do not exclusively apply only to the category represented by the subheading.

Owners:

1. Owner vehicles shall be parked in the garage, driveway or Resident Parking space, as appropriate (see Types of Vehicles) and shall not protrude onto the street.
2. Owners are prohibited from parking in guest parking spaces.
3. ONLY ONE vehicle per unit may be parked in a Resident Parking space at a time.

Guests:

1. Guest vehicles must be registered by scanning the barcode on the sign in front of the guest spaces and entering the make, model, color and tag number.
2. Guest vehicles are **prohibited** from parking in Resident Parking spaces at any time.
3. Guest vehicles shall be parked in a Guest Parking space and shall not protrude onto the street.
4. Guest means any person other than the recorded Owner or a Tenant or a member of the recorded Owner's or Tenant's immediate Family.

Vendors:

1. Vendor vehicles are permitted to be parked in the Subdivision only while the vendor is providing services to a resident and, except for emergencies, only during the hours permitted by the Master Association (7am – 7pm). For further restrictions on vendors working in the Fairfield at Boca community please also see the Master Association's website.
2. Vendor vehicle(s) must be registered by scanning the barcode on the sign in front of the guest spaces and entering the make, model, color and tag number. Vendor vehicles are **prohibited** from parking in Resident Parking spaces,
3. Vendor vehicles may only be parked in a Guest Parking space or a resident's driveway. Vendor vehicles are prohibited from fully or partially protruding onto the street or encroaching on grass.

General:

1. No more than two (2) permitted vehicles may be parked on the properties of the Barrington and Alexander home models, one (1) in the garage and one (1) in the driveway. No more than four (4) permitted vehicles may be parked on the properties of the Charles model, two (2) in the garage and two (2) in the driveway. Vehicles must not protrude into the street.
2. Resident Parking spaces shall not be used for any purpose other than for parking a private vehicle of a resident.
3. Guest Parking spaces shall not be used for any purpose other than for parking a private vehicle of a guest, or a vendor's vehicle solely while providing services to a resident(s).
4. Residents must use their garage and/or driveway for long-term parking or storage of vehicles. Resident parking areas and spaces are for operable vehicles used at least every other day. [Replaces Rule #11-13 of the parking rules adopted May 25, 2017].
5. Vehicles parked for more than 48 hours in a single resident space or guest space will be considered disabled and will be booted/towed. [Replaces Rule #11-13 of the parking rules adopted May 25, 2017].
6. Additional parking is available at recreational areas within the Fairfield at Boca community. Contact Fairfield at Boca Master Association for details and rules.
7. No vehicles of any nature shall be parked on any portion of community areas such as the grass, streets, or sidewalks, or any area other than a designated parking area.
8. PODS and skips are only permitted with prior Association approval for a maximum of 5 days, the POD and/or skip must fit in the driveway and must not protrude onto the street.
9. Parking is prohibited at all times on grass, lawns, yard, and travel area of the streets, along with other areas not intended for vehicular use.
10. Hardship. In cases of undue hardship, the Board may grant a special exception of limited duration to the parking rules upon written request to the Association.
11. The Association's parking rules do not apply to emergency vehicles performing an emergency related service.

Vehicle Types:

1. Passenger automobiles without any advertising or logos on the vehicle shall be permitted to be parked in driveways, garages and resident/guest parking spaces as applicable. Automobiles with advertising or logos that belong to a resident shall be parked only in garages.

2. Motorcycles are permitted to be parked in garages only.
3. Passenger vans not outfitted for recreational purposes and without any advertising or logos shall be permitted to be parked in driveways and garages. Passenger vans outfitted for recreational purposes or with advertising or logos shall be permitted only in garages.

A "passenger van" is a van that weighs less than five thousand (5,000) pounds, has seating for more than two (2) passengers, and has noncommercial license plates. "Outfitted for recreational purposes" shall mean a van that has running water, LP gas and/or sanitary waste facilities. No removable ladders or other commercial equipment shall be stored on the exterior of any passenger van. A "non-passenger van" is any van that does not comply with the definition of a "passenger van." A non-passenger van shall be subject to the same restrictions as a truck rated one-half ton or less.

4. Trucks rated one-half ton or less, without any advertising or logos, used as the resident's regular or usual form of transportation, and non-passenger vans without any advertising or logos, shall be permitted in the Subdivision if parked in garages. Such trucks and non-passenger vans shall also be permitted in driveways for periods of less than four (4) hours; however they must be stored inside a fully enclosed garage at all times between the hours of 12:00 a.m. and 6:00 a.m. of each day.
5. Trucks of more than one-half ton, or trucks or non-passenger vans with any advertising or logos, or trucks which are not the resident's regular or usual form of transportation, are not permitted to be parked in the Subdivision unless present solely for the actual and continuous repair or construction of a residence.
6. Travel trailers, motor coaches, motor homes, mobile homes and any other trailer or vehicle not specifically listed above shall not be parked in the Subdivision at any time.
7. All vehicle types listed above must comply with Chapter 10 – NUISANCES, Code of Ordinances, City of Boca Raton, Florida which covers among other items noise relating to operation of motor vehicles, engine exhaust, vehicle defect or condition of load, idling motors, and mufflers.

Parking decals:

1. Resident stickers may be requested by emailing the property management company.
2. All Owner's vehicles requesting a new decal for a Resident parking space must be registered with the Association by filling out the application form that can be obtained from the property management company.

3. All Owner's vehicles requesting a replacement decal for a Resident parking space must be registered with the Association by filling out the application form that can be obtained from the property management company.
4. All Townhomes decals MUST be attached to the vehicle that is registered with the Association, and may not be traded, given to, or used by any other individual other than the registered owner of the vehicle to which the decal was originally registered. If a decal(s) is traded, given to, or used by an individual other than the registered owner of the vehicle to which the decal was originally registered, all decals from all violating Owners will be revoked immediately and the vehicle(s) may be towed or booted. To obtain a replacement decal under this section, the Owner must pay a fee of \$50 and request a replacement decal by filling out the application form that can be obtained from the property management company.
5. Parking decals issued from Townhomes must be placed on the rear left side of the back window of the vehicle.
6. Any vehicle without a parking decal must be parked in the owner's garage or driveway.
7. Tenants may park on the driveway or in the garages of the Owner's property. Parking in a Resident parking space by a Tenant is permitted only upon the tenant's receipt of a vehicle decal from the Association. An Owner can request a decal for a Tenant to use its Resident parking space by filling out an application obtained from the property management company and registering the Tenant's vehicle with the Association. Owners are prohibited from parking in their Resident parking space during the lease term of a tenancy.

Enforcement:

1. Any community member that sees a parking violation should report the violation by emailing or texting the property management company with a photo of the violation.
2. Violations of these parking rules may subject the offender to fines, booting, and or towing.