

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.