

FAIRFIELD FARMS PROPERTY OWNER'S ASSOCIATION

Interpretation and Enforcement of the Declaration of Restrictions by the FFPOA Board of Directors

By the power granted the Board of Directors by Article V, Section 3 of the Code of By-laws of Fairfield Farms Property Owners Association, Inc. and in accordance with Section 17 of the Declaration of Restrictions, the FFPOA Board of Directors declares the following interpretation and enforcement expectations of the restrictions;

Section 7. General Prohibitions

D. Vehicle Parking *No campers, trailers, boats, or similar vehicles shall be parked on any street or lot in the Development. No boat or truck, one (1) ton or larger in size, shall be parked for overnight or longer storage on any lot in the Development, unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in the Development, or the users of any street in the Development.*

The Board recognizes the need to load/unload campers, trailers, boats, or similar vehicles and therefore finds this restriction unenforceable in its current wording. Therefore, enforcement will commence after one (1) night of parking. One (1) night of parking shall not occur more than once per week. The Board reminds that any storage longer than one night is prohibited unless completely obscured from view of other occupants.

Section 7. General Prohibitions [as amended on November 14, 2001]

A. *No above ground swimming pools are allowed.*

The board recognizes the desire of FFPOA members to obtain and use small, temporary pools for the recreation of children. Therefore, temporary pools with a maximum diameter of six (6) feet and a maximum depth of eighteen (18) inches will be exempt from this restriction.

Section 3. Restrictions Concerning Size, Placement and Maintenance of Dwelling Houses and Other Structures.

C. *In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the Development, any fence must be approved by the Committee as to size, location, height and completion before it may be installed. A lot must have at least two (2) trees of a species acceptable to the committee growing upon it in the front yard by the time the house is completed.*

The Board recognizes the need to clarify for FFPOA members the types and placement of, fences.

To wit: Fences constructed with a galvanized finish are not acceptable. Vinyl coated metal fences will be considered on a case-by-case basis. Vinyl coated metal fences may be a maximum of four (4) feet tall. Wooden fences may be a maximum of six (6) feet tall. Fences may not be installed forward of the rear corner of a home unless the home has a side door. In such a case, the fence may be installed up to and immediately beyond the side door.

Section 6. Mailboxes

Owners of a lot in the Development shall install or cause to have installed a mailbox which shall be in accordance with the design, type and location of a mailbox approved by the Committee, that the mailbox be purchased from the Developer or its designee.

The Board recognizes the need for continuity and appropriate uniformity in the appearance of mailboxes within FFPOA. Therefore, the installation of mailboxes shall consist of mailboxes matching the design in color, lettering and size as that which was originally installed. The Board shall make available these constraints upon request but will not dictate from where the mailboxes may be purchased.

All other restrictions are evident on their face and enforceable as written.