

# *Fairways of Woodlake*

## HOMEOWNER'S ASSOCIATION

JULY 22, 2022

Greetings Fairways of Woodlake Residents & Homeowners,

On behalf of all the FOW Board Members, I would like to communicate our sincerest gratitude to everyone who's choosing to voluntarily comply and adhere with our community's Covenants and Bylaws. I know many of you are striving towards resolving current violations by August 1, 2022 and your efforts are embraced, as it is also motivating the entire community. If there are any obstacles for compliance, please communicate this with us quickly so we can all work together as a team to find a resolution. Our goal is simple - for all to be able to enjoy our neighbors but most importantly, love being at home - proudly.

In the past couple of weeks, we (the Board of Directors) have talked to many homeowners and there's a common ground of much excitement for the the new HOA team and of the future of this community. For those who need clarity as to why we are enforcing our Covenants and Bylaws, well it's simple. When you purchased your home, it was very clear that this was a secure, private, and gated community - governed by a HOA Board of Directors - with Covenants and Bylaws that you were presented at closing. These Covenants and Bylaws are in place to benefit every homeowner and if you choose not comply there will be lawful enforcement.

This community is and will always be a reflection of us - the homeowners/members - and driving through the gates should give you a proud, peaceful, and blessed feeling. We, as the HOA, are not here to benefit or take away from anyone. It's all in black and white and no one is more privileged than another here in this community. We also would like to thank you for your continued patience while we transition into our positions and work with new vendors for our gate issues and hiring a new security service.

Just a reminder, PRIOR to starting any exterior project or change, all residents must be approved by the HOA Architectural Control Committee (ACC). The ACC Architectural Review Application form is available to download on our website. We have also implemented ONLINE PAY on our website for HOA Assessments - payment plans, etc. Remember, you can always find more information and refer to all our Covenants | Bylaws on the Fairways of Woodlake HOA website: [www.fairwaysofwoodlake.com](http://www.fairwaysofwoodlake.com). If you need a hard copy or have questions or concerns - please advise. Let's continue to work together!

Kind regards,



HOA President,  
Fairways of Woodlake  
(210) 663-4805

### - EVENT NOTICE -

**FAIRWAYS OF WOODLAKE COMMUNITY GARAGE SALE | AUGUST 13, 2022 | 9am-3pm**

**PLEASE BE RESPONSIBLE - REMOVE ALL SIGNS THE SAME DAY**

# FRIENDLY REMINDERS → REFERENCE FOW HOA COVENANTS | BYLAWS

*It's Time To Restore Our Community's Beauty!*

## **TRASH & RECYCLE CONTAINERS:**

PLEASE REMOVE FROM CURB / SIDEWALKS WITHIN 12 HOURS OF PICK-UP

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KEEP TRASH CONTAINER HIDDEN FROM STREET VIEW:  
BEHIND FENCE | IN GARAGE | BEHIND ACC APPROVED SCREEN OR COVER

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DO NOT PLACE BULK ITEMS ON CURB WITHOUT A ARRANGED PICKUP IN PLACE

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## **RESIDENT & GUEST PARKING**

ALL RESIDENTS MUST USE THEIR DRIVEWAY AS FIRST OPTION PARKING

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OVERNIGHT GUESTS MUST PARK IN GUEST COMMON AREAS  
ON-STREET PARKING OVERNIGHT IS PROHIBITED

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VEHICLES IN DRIVEWAY MUST HAVE CURRENT REGISTRATION & BE OPERABLE

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IF YOU DO NOT COMPLY AFTER VIOLATION IS ISSUED - YOUR VEHICLE WILL BE TOWED

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NO TRAILERS OR BOATS OF ANY KIND ALLOWED TO BE PARKED  
IN DRIVEWAY OF A RESIDENCE  
TEMPORARILY OR PERMANENTLY

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TOWING WILL BE ENFORCED AT ANY AND ALL TIMES

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## **ANIMALS**

NO STRUCTURE FOR THE CARE, HOUSING, OR CONFINEMENT OF ANY ANIMAL OR BIRD SHALL BE MAINTAINED SO AS TO  
BE VISIBLE FROM THE ADJACENT PROPERTY OR FROM ANY PUBLIC THOROUGHFARES

- NONE OF THIS WILL BE TOLERATED -

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KEEP PETS ON LEASHES AT ALL TIMES WHEN OUTDOORS

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NO TYPE OF ANIMAL ABUSE OR NEGLECT WILL BE TOLERATED

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BE CONSIDERATE OF NOISE CONTROL - CONTROL BARKING DOGS

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BE A RESPONSIBLE PET OWNER - CLEAN UP AFTER YOUR PET

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## **RECREATIONAL EQUIPMENT**

PORTABLE BASKETBALL STANDS, ABOVE GROUND SWIMMING POOLS, TRAMPOLINES, SWING SETS, OR ANY SUCH  
OTHER EQUIPMENT IS

NOT ALLOWED IN FRONT YARDS OR DRIVEWAYS

- IF LOCATED IN BACKYARDS, THEY CANNOT BE IN OPEN AREAS -  
CANNOT BE VISIBLE FROM STREET OR FROM THE GOLF COURSE

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RECREATIONAL EQUIPMENT CANNOT BE ATTACHED OR AFFIXED PERMANENTLY WITHOUT WRITTEN APPROVAL FROM  
ACC

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## **YARD MAINTENANCE**

ALL FENCES THAT ARE A SAFETY HAZARD - WOOD ROT, LEANING, MISSING  
NEED TO BE REPAIRED / REPLACED ASAP WITH ACC WRITTEN APPROVAL

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LET'S KEEP CLEAN AND CLEAR YARDS/OPEN AREAS:

ANY TYPE OF OVER GROWTH, WEEDS, JUNK, PATCHY / DEAD GRASS, DEAD PLANTS  
- ALL NOT ALLOWED

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TREES - PLEASE TRIM (MINIMUM 14' ABOVE STREET AND 7' ABOVE SIDEWALK)

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## **COMMUNITY NUISANCES**

NO BROKEN OR FOGGY GLASS WINDOWS SHOULD VIEWABLE FROM STREET

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KEEP OUR COMMUNITY NICE TO DRIVE THROUGH BY REPLACING BROKEN BLINDS  
OR UNSIGHTLY WINDOW COVERINGS VIEWABLE FROM STREET

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BROKEN OR LARGLY CRACKED DRIVEWAYS NEED TO BE REPAIRED

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YARD DECOR - PLEASE CONTROL

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BROKEN LIGHT FIXTURES - PLEASE REPLACE OR REPAIR

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WINDOW A/C UNITS - PLEASE MOVE FROM STREET VIEW  
CENTRAL A/C UNITS - IF IN STREET VIEW, PLEASE COVER/MASK

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NO PAINTING EXTERIORS WITHOUT WRITTEN APPROVAL OF ACC

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SEASONAL DECOR - ESPECIALLY CHRISTMAS LIGHTS NEED TO BE REMOVED WITHIN 2 WEEKS AFTER HOLIDAY(S)

**--- ALL VIOLATIONS WILL BE ENFORCED WITH INITIAL + ONGOING FINES STARTING AUGUST 1, 2022 ---**