

# Fairways of Woodlake

## HOMEOWNER'S ASSOCIATION

JULY 05, 2022

Greetings Fairways of Woodlake Residents & Homeowners,

Hope you are well and that your Independence Day + extended holiday weekend was filled with celebration and joy! I would like to express my gratification of all the positive vibes/feedback from this past week and thank all who have expressed support in our recent community changes. As we move forward in our goals and efforts - the Board of Directors, officers, and myself - are committed to preserve our "hidden gem" of a community in keeping it beautiful, safe, and our home values on the uprise. By doing so, we ask for your cooperation to ensure ALL OF OUR RESIDENTS understand our HOA COVENANTS AND BYLAWS and LIVE HERE IN COMPLIANCE and PEACE. Just in case you didn't read last week's President's letter (refer to HOA website), I would like to remind you that we will be implementing the enforcement of our Covenants and Bylaws with violation letters/fines on August 1, 2022. All residents will be held accountable for their property and THIS INCLUDES all tenants in home rentals within the community. Landlords, YOU are the members of this community - NOT YOUR TENANTS - and therefore responsible for all the violations for YOUR property. All homeowners in this community are responsible in providing the HOA with the correct/current contact information for our records so that no HOA communication goes unnoticed. We will have the latest HOA communication all reference-able on the website moving forward.

**The Code Compliance Officer, RICK CASTRO, will focus on the following areas of violation:**

TRASH CANS*, LAWN / YARD, GENERAL MAINTENANCE (Front/Rear) (Article 4.17 / Article 4.18)	RV'S, BOATS, ON-STREET / GUEST SPACE PARKING* (Article 4.13)
RECREATIONAL EQUIPMENT (Article 4.23)	TEMPORARY STRUCTURES, VEHICLES (Article 4.16)
TRAILERS, OUT BUILDINGS (Article 4.1 / Article 4.13)	SIGNAGE (Article 4.10)
ANIMALS (Article 4.11)	FENCES (Article 4.5)
BUSINESS ACTIVITIES (Article 4.1)	OCCUPANCY - SINGLE FAMILY (Article 4.1)

I strongly encourage you to use this time until August 1<sup>st</sup> to "self-correct" any areas within your property. If you receive a notice, you will be provided a deadline to address the violation. We understand some issues may take longer to resolve, so please communicate any obstacle to comply to the HOA promptly - in writing - to avoid violation fines and/or special assessments. All residents must be approved by the HOA Architectural Control Committee (ACC) for any exterior changes PRIOR to starting any exterior project. The ACC Architectural Review Application form is available to download on our website. Remember, you can always refer to all our Covenants and 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. Many thanks in advance for your participation for a better community!

Kind regards,



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