

Fairway Pines HOA
Most commonly enforced violations and list of associated fines

Nature of Violation	Covenant Restriction	Covenant	First Notice of Violation				Second Notice of Vehicles and Streets	Third Notice of	Subsequent Violations	Legal
			First Notice of Violation	Second Notice of	Third Notice of	Subsequent Violations				
Vehicles and Streets										
Recreation vehicles	Recreational vehicle, boat, trailer camper, inoperative vehicle and/or other large recreational equipment stored on lot for a period exceeding 48 hours if it is within view from adjoining property owners or the street.	Article IV, Section 1, Subsection W	Written notice of violation. Days to comply from receipt of written notice: remove immediately.	Days to comply from written notice date: 24 hrs, Fine assessed: up to \$250	Days to comply from receipt of written notice date: 24 hrs, Fine assessed: Up to \$250	Days to comply from receipt of written notice date: 24 hrs, Fine assessed: Up to \$250			FP attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.	
Yard Maintenance										
Animals	All pets must be on leashes and cleaned up after, whether their deposits are on private property or common areas.	Article IV, Section 1, Article F	Written notice of violation. Days to comply from receipt of written notice: remove immediately.	Days to comply from written notice date: 24 hrs, Fine assessed: up to \$250						
Nuisances	No rubbish, litter, stacked wood, propane tanks or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot or on any homeowner's patio.	Article IV, Section 1, Subsection I	Written notice of violation. Days to comply from receipt of written notice date 7.	Written notice of violation. Time to comply from receipt of written notice date 24 hrs. Fine assessed up to \$250	Written notice of violation. Time to comply from receipt of written notice date 24hrs. Fine up to \$250	Written notice of violation. Time to comply from receipt of written notice date 24hrs. Fine assessed: Up to \$250.			Fairway Pines attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.	
Home and Lot Structures										
Addition of external structures.	No independent structure, solar panels, or modification/addition to the existing townhome shall be added or altered until approved by the Design Review Committee.	Article IV, Section 1, Subsection A	Written notice of violation. Days to comply from receipt of written notice date and turn in plans: 14	Days to comply from receipt of written notice date: 14, Fine assessed: Up to \$250	FP attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.					
Leases and Rentals	No lease shall be for a period of less than one (1) month or 30 consecutive days. A completed Rental Contract must be completed before rental begins.	Article IV, Section 1, Subsection AB	Written notice of violation. Days to comply from receipt of written notice date 7.	Days to comply from receipt of written notice date: 7, Fine assessed: Up to \$250	Days to comply from receipt of written notice date: 7, Fine assessed: Up to \$250	Days to comply from receipt of written notice date: 7, Fine assessed: Up to \$250			Fairway Pines attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.	
Fences	No external fences may be added to the property without the approval of the Design Review Committee. No fences can be added which block the view of neighbors.	Article IV, Section 1, Subsection A	Written notice of violation. Days to comply from written notice date and turn in plans: 14	Days to comply from receipt of written notice date 7, Fine assessed: \$100	FP attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.					

Electronic Reception Devices & Antennas	Except as otherwise permitted by applicable law, no antenna, satellite receiving station or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any Lot. No more than one 24" satellite.	Article IV, Section 1, Subsection L	Written notice of violation. Days to comply from written notice date 7.	Days to comply from written notice date: 7, Fine assessed: Up to \$250	Days to comply from receipt of written notice date: 7, Fine assessed: Up to \$250	Days to comply from receipt of written notice date: 7, Fine assessed: Up to \$250	Fairway Pines attorney contacted, subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.
External Paint and Shingles	Only approved external paint colors and shingles shall be used	Article IV, Section 1, Subsection A	Written notice of violation. Days to comply from receipt of written notice date 7.	Fairway Pines attorney contacted, subject to all fees associated with collections and			
Signage							
Signage	No signs whatsoever (Including, but not limited to political and similar signs) which are visible From Neighboring Property shall be erected or maintained on any Lot except pursuant to the Design Guidelines and except:	Article IV, Section 1, Subsection Q	Written notice of violation.	Fine assessed: Up to \$250. Days to comply from written notice date 7.	Fine assessed: Up to \$250. Days to comply from written notice date 7.	Fine assessed: Up to \$250. Days to comply from written notice date 7.	FP attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.
Garbage Debris/Trash Cans							
Trash collection and removal	Garbage and trash cans shall be concealed from street view except for 24 hrs on the day of pick up.	Article IV, Section 1, Subsection N	Written notice of violation. Days to comply from receipt of written notice date: immediate removal from plain sight of street	Fine assessed: \$25. Days to comply from receipt of written notice date 7.	Fine assessed: Up to \$250. Days to comply from receipt of written notice date 7.	Fine assessed: Up to \$250. Days to comply from receipt of written notice date 7.	Fairway Pines attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.
Respect for Neighbors							
Respect for neighbors.	Excessive noise that intrudes upon the peaceful enjoyment of a resident's property is not permitted. (i.e., habitual dog barking, pattern of loud parties that intrude on neighbors, etc)	Article IV, Section 1, Subsection AF	Written notice of violation in form of warning.	Written notice of violation. Fine assessed: Up to \$250, Flathead Sheriff called	Written notice of violation. Fine assessed:Up to \$250, Flathead sheriff called	Written notice of violation. Fine assessed: Up to \$250, Flathead County sherriff called	Fairway Pines attorney contacted , subject to all fees associated with collections and attorney fees associated to bring homeowner into compliance.
Assessments							
Assessments, fines and Liens	Unpaid HOA fees, assessments and fines	Article VII, Section d	All unpaid annual assessments, special assessments and fines shall have interest applied at a rate not to exceed 18% per annum fifteen days after the date each assessment and fine became due until paid and the Member shall be liable for all costs, including attorneys' fees incurred by the Association in collecting the same.				

*** All fines paid up on due date. Any fines past due date on invoice charged maximum allowable interest under Montana law per every 30 days.**

**** In addition to assessed fines, ALL cost associated to enforce covenant violation will be billed to property owner in violation. (i.e., legal cost associated, lien notice cost, certified mailing cost, etc)**

The board has discretion to determine fines as appropriate