

Fairfax Rules and Regulations 2021

Purchasing: New purchaser must appear before Fairfax Board of Directors for approval before any sales can be consummated

Subleasing: Only one tenant allowed within any calendar year for a minimum of three months; renters to be approved by Fairfax Board. Owners are responsible for renters conduct, also for informing them of rules. Board must be informed of rental and paid a rental fee of \$100.00 per year. Apartments cannot be rented until purchaser has owned for one year. Florida Department of Revenue requires a 10% tax fee for rentals under six months. Family members may visit any time.

Selling: Owners selling shares must return original shares to Fairfax. Buyers must pay \$100.00 and complete information sheet and additional \$100.00 for background check. Buyers must be interviewed before closing.

Monthly Maintenance: Must be paid on time to Century Management Consultants, Inc. 2950 Jog Road, Greenacres, Florida 33467. Make checks payable to Colonial Ridge Fairfax with your name, address and account number (building number dash apartment number, e.g. 8-106) on the front of check. Mail your check to be received by the 25th of the month. There are other methods of payment. See bulletin board in mailroom for information.

Parking: Trucks, trailers, campers are restricted to a reasonable time for loading and unloading.

Pool: Please adhere to rules and regulations posted on the clubhouse wall.

Visitors: People who are not related cannot use the facilities unless accompanied by owner or relative.

Beach: At both pool and beach, children under 12 must be supervised by parents or hosts. Cover-ups must be worn by all to and from the beach and pool.

Pets: None

Trash: Must be put into plastic bags and placed in a Fairfax garbage pail for trash pick-up on Tuesdays and Fridays.

Recycling: Deposit recyclables in bins behind building. No garbage or non-recyclables in bins. Place bins at curbside for Friday morning collection. No plastic bags-No Styrofoam-No biodegradables!

Laundry: Posted schedule must be followed unless arrangements have been made in advance with person whose time is posted, Schedules should be copied and made available within unit for visitors and tenants. Hours are 8am-12pm and 12pm-4. Free time after these hours and on Saturdays and Sundays.

Noise: Must be kept at a reasonable level as a courtesy to other owners (including music, TV, closing doors, etc.) 10 o'clock is the bewitching hour.

Porches: Towels, clothing, rugs, etc. must not be hung on porches or railings. Walkways must be kept clear. Bring in all outdoor furniture and door mats if away for over 7 days.

Business: Conducting any business or profession will not be allowed; solicitors will not be tolerated.