

Fairway Village Neighborhood Council, Inc.

P. O. Box 1199

Fairacres, NM 88033

Website: fairwayvillagenm.com

FVNCI Covenants, Conditions and Restrictions; Design Controls; By-Laws

Fairway Village is a covenant-protected community. Our covenants are legal agreements called CC&Rs. These agreements, which are signed by each homeowner, create the Fairway Village Neighborhood Council, Inc. (FVNCI). The purpose of these covenants is to ensure that our village is safe, comfortable and attractive for all who live here and who come to our neighborhood as visitors.

The Fairway Village Neighborhood Council, Inc. is responsible for the repair and maintenance of the north and south gates and our wastewater lift station pumps. Also, the FVNCI cares for the landscaping of the common areas, walking paths and the drainage ponds on the east and west sides of Fairway Village.

The FVNCI Board of Directors consists of seven members of the community. They are elected from a slate of volunteers at the January Annual Meeting and serve staggered two-year terms. The Board is comprised of a President, Treasurer, Secretary and four Directors-at-Large. The Fairway Village residents' property interests are protected through the adherence to the Covenants, Design Controls and By-Laws. The treasurer collects yearly dues, which have been approved by the homeowners, to cover on-going maintenance of the common areas. In addition, the homeowners contribute to a reserve fund established for future capital expenses.

All residents of Fairway Village – both owners and renters – should have copies of three (3) documents:

- 1) Declaration of Protective Covenants, Conditions and Restrictions of the Fairway Village Subdivision (revised)
- 2) Design Controls for the Fairway Village Subdivision
- 3) By-Laws of the Fairway Village Neighborhood Council, Inc. (revised)

These documents should be read closely as they contain important information about Fairway Village and the expectations of all its residents.

Guidelines for All Fairway Village Residents (Owners and Renters)

- All Owners of lots/homes in Fairway Village are automatically members of the Fairway Village Neighborhood Council, Inc.
- The Common Areas in this subdivision are the private roadway of Fairway Village Drive, the north and south entry gates, the lift station pumps, walking paths, parks at the north and south entrances, drainage ponds, drainage channels and traffic circles.

- The Design Control Standing Committee for Fairway Village:
 - Regulates and approves the design of all houses, walls, fences and front-yard landscaping, as well as additions and alterations.
 - Exercises its best judgment in assuring that all construction conforms to and harmonizes with the design theme of the subdivision.
 - Monitors all construction ensuring that trash and debris are disposed of properly and that no damage is done to the common areas or neighboring properties.

- Pets are allowed in Fairway Village with the following rules:
 - All pets must be kept on a leash and are not allowed to run at large.
 - Dogs should be properly curbed and their droppings picked up and disposed of by their owners.
 - Dog barking is discouraged outside the house to the extent that the average person would find annoying.

- All residents are expected to engage the Mesilla Valley Disposal Company (575-647-9094) to collect their trash. Pickup day is Monday. Residents should place their trash in the bin provided by MVDC. Bins should be removed from the street once the trash has been collected and not left outside gates and/or garages where they can be seen from the street.

- Each homeowner/resident is responsible for removing all weeds and trash from his/her property and disposing of it properly in either a trash bin or compost pile. Burning weeds or trash anywhere within Fairway Village is not allowed.

- Our community does not tolerate obnoxious or offensive activities or any activity that constitutes a public nuisance.

- Under our CC&Rs, advertising or political signs or billboards are not allowed. The only exception to this is real estate signs.

- The neighborhood needs to ensure the safe passage of motor vehicle traffic, pedestrians and emergency response vehicles on the Fairway Village Drive Right-of-Way. Therefore:
 - Vehicles may be parked on the street for up to 5 hours only with NO over-night street parking.
 - No vehicles may be parked on the common areas, on empty lots or within 15 feet of a fire hydrant.
 - For loading and unloading only, cars, campers, RVs, boats, trailers, commercial-type vehicles or trucks may park for a maximum of 12-hours.
 - Currently our CC&Rs allow no garage sales on Fairway Village Drive.